



BILL SYNOPSIS

Committee: Land Use

Bill: 20-0512

Rezoning - 1301 East Fort Avenue

Sponsor: Councilmember Costello

Introduced: April 6, 2020

Purpose:

For the purpose of changing the zoning for the property known as 1301 East Fort Avenue (Block 2034A, Lot 001), as outlined in red on the accompanying plat, from the I-1 Zoning District to the R-8 Zoning District; and providing for a special effective date.

Effective: The date it is enacted

Agency Reports

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	
Department of Transportation	
City Solicitor	Favorable with Comments
Department of Housing and Community Development	
Baltimore Development Corporation	

Analysis

Current Law

Article 32 – Zoning, Zoning District Map Sheets 67, 76, and 77. Baltimore City Revised Code (Edition 2000).

Under § 5-508(b)(1) of Article 32 – Zoning, and the State Land Use Article, the City Council may approve a rezoning based on a finding that there was either:

- (1) a substantial change in the character of the neighborhood where the property is located; or
- (2) a mistake in the existing zoning classification.

Background

The bill would change the zoning for the property known as 1301 East Fort Avenue from the I-1 Zoning District to the R-8 Zoning District. The property is owned by PQ Corporation and the applicant is 1301 East Fort Avenue LLC. The applicant intends to redevelop the existing industrial site with approximately 111 rowhomes.

1301 East Fort Avenue is in the Locust Point neighborhood in South Baltimore. The property is 5.173 acres and is improved with multiple industrial buildings. It is bounded by Fort Avenue to the north, Decatur Avenue to the east, private parcels to the west, and active CSX rail to the south. The property was used for industrial purposes by PQ Corporation, which specializes in chemical products and services, until a fire necessitated closure of the industrial use at the site.

The property is located in an area of Fort Avenue that is characterized by a mixture of uses. The property is directly adjacent to the Francis Scott Key Middle School and the west side of Latrobe Park. To the north is a mostly rowhouse residential portion of Locust Point with some small scale neighborhood commercial. To the west is McHenry Row a large mixed-use redevelopment project.

The intended purposes for the current and proposed zoning districts, as described in Article 32, are below:

Current Zoning District – I-1

The I-1 Light Industrial Zoning District is intended to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. Light industrial uses are enclosed low-intensity, non-nuisance light fabrication and assembly type

manufacturing, with little to no outside impacts.

Proposed Zoning District – R-8

The R-8 Rowhouse Residential Zoning District is intended to accommodate and maintain the traditional form of urban rowhouse development typical of many of the City’s inner neighborhoods, which contain continuous, block-long rowhouse development built to or only modestly set back from the street. Although rowhouse is the predominant housing type, this district also accommodates other residential types, of a similar density, including detached and semi-detached dwellings, and multi-family developments of a larger scale than found in more restrictive zoning districts.

Additional Information

Fiscal Note: Not Available

Information Source(s): Statement of Intent, Reporting Agencies, Bill 20-0512.

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Analysis Date: July 2, 2020