

MEMORANDUM

DATE: July 30, 2020
TO: Land Use Committee
FROM: Colin Tarbert, President and CEO
POSITION: No Objection
SUBJECT: Council Bill 20-0539
Rezoning – 555 Dundalk Avenue and Block 6694, Lot 142



INTRODUCTION

The Baltimore Development Corporation (BDC) has been asked to respond to City Council Bill 20-0539 introduced by Councilmember Cohen.

PURPOSE

The purpose of this Bill is to change the zoning of the property known as 555 Dundalk Avenue from the I-1 zoning district to the IMU-2 zoning district. This would facilitate the construction of a restaurant with drive-through capability.

BRIEF HISTORY

This parcel of land is approximately a half-acre in size and most recently contained a used car dealership, now defunct. Prior to that, it held a drive-in movie theatre for many decades. Uniquely, the federal government owns and operates a United States Post Office on adjacent, I-1 zoned land directly north of the parcel in question. The parcel is otherwise surrounded by C-1, C-4, and C-2 parcels, with active I-1 parcels directly to its east.

FISCAL IMPACT

None

AGENCY POSITION

Generally, BDC believes that preservation of contiguous industrial space is necessary to preserve and grow the City's industrial business sectors. However, this site has not seen heavy industrial use since at least 1947; furthermore, the adjacent post office likely renders this parcel too small to accommodate future I-1 uses. An IMU-2 designation would preserve potential future light industrial uses consistent with existing heavy commercial and industrial uses nearby.

BDC has **no objection** to City Council Bill 20-0539.

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If you have any questions, please do not hesitate to contact Kimberly Clark at kclark@baltimoredevelopment.com or at 410-837-9305.

CC: Nicholas Blendy

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