



BILL SYNOPSIS

Committee: Land Use

Bill: 20-0556

Rezoning - 2087 Druid Park Drive

Sponsor: Councilmember Pinkett

Introduced: July 6, 2020

Purpose:

For the purpose of changing the zoning for the property known as 2087 Druid Park Drive (Block 3390B, Lot 036), as outlined in red on the accompanying plat, from the I-1 Zoning District to the IMU-1 Zoning District.

Effective: The 30th day after the date it is enacted

Agency Reports

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

Analysis

Current Law

Article 32 – Zoning, Zoning District Map Sheet 24. 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 2087 Druid Park Drive from the I-1 Zoning District to the IMU-1 Zoning District. The property is located on the southeast corner of the intersection of Druid Park Drive and Parkdale Avenue. The property measures approximately 100' by 51' (which spreads to 65' at the rear lot line along a 10' wide alley). It is currently improved with a two-story detached "rowhouse type" structure measuring approximately 67' by 15' with an attached one-story commercial structure measuring approximately 27' by 20' at the rear of the property. The south side of the property is an open area used for off-street parking and storage.

Properties across Druid Park Drive, and along Druid Park Drive to the east of the subject property, are predominantly residential in use with single-family homes (attached and semi-detached) predominating within that use. A small vacant property adjoining the subject property to the south would remain in the I-1 zoning district. The larger actively used property to the west, across Parkdale Avenue and along Druid Park Drive, is commercial-industrial in use. On the other side of the vacant lot mentioned above is a large residential mixed-use area established in 2003 as the Clipper Mill Planned Unit Development.

The subject property was rezoned from M-2-1 to I-1 during the Transform Baltimore comprehensive zoning, effective on June 5, 2017. The property is included in the Woodberry Historic District established July 27, 2020 by Ordinance no. 20-387. The property had previously been included in the Woodberry National Register Historic District as a contributing structure.

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 – IMU-1

The IMU Industrial Mixed-Use Zoning Districts are intended to encourage the reuse of older industrial buildings for light industrial use, as well as a variety of non-industrial uses. These older industrial buildings are often surrounded by residential and other non-industrial uses, though in many cases they are also transition zones between a heavy industrial area and a major road or a less intense use or district. The IMU-1 District is generally for industrial buildings that are adjacent to existing residential buildings, typically rowhouses. The IMU-1 District allows a variety of residential uses, including live-work dwellings.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 20-0556.

Analysis by: Matthew Peters Direct Inquiries to: 410-396-1268

Analysis Date: October 15, 2020