

LAND USE AND TRANSPORTATION COMMITTEE

FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO SECTIONS 10-304 AND 10-305 OF THE MARYLAND LAND USE ARTICLE AND SECTION 5-508 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING THE REZONING OF: 2 EAST WELLS STREET

CITY COUNCIL BILL NO: 20-0621

REZONING

Upon finding as follows with regard to:

(1) Population changes;

The population of the South Baltimore Neighborhood continues to grow as the result of projects like the one constructed on the subject property

(2) The availability of public facilities;

Adequate public facilities are available for a variety of uses.

(3) Present and future transportation patterns;

The property enjoys excellent access to I-95 and is in close proximity to transit and Charm City Circulator routes.

(4) Compatibility with existing and proposed development for the area;

The rezoning is compatible with all existing and proposed development in the immediate area.

(5) The recommendations of the City agencies and officials, including the Baltimore City Planning Commission and the Board of Municipal and Zoning Appeals;

The Planning Commission voted unanimously to recommend passage of the Bill, the BMZA also recommended passage of the Bill.

(6) The proposed amendment's relationship to and consistency with the City's Comprehensive Master Plan.

Conforms to Comprehensive Plan (LIVE Goal 1, Objectives 1, 2, and 5; Goal 2, Objective 4; PLAY Goal 1, Objective 4), X

(7) Existing uses of property within the general area of the property in question;

There are a mix of Commercial and Residential Uses in the general area

(8) The zoning classification of other property within the general area of the property in question;

There are Commercially zoned properties in close proximity to the subject property and in the general area, including a C-2 property a few hundred feet away.

(9) The suitability of the property in question for the uses permitted under its existing zoning classification;

The property is NOT a rowhouse property as it's existing R-8 zoning would suggest.

(10) The trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present classification;

There are currently multiple development projects of a mixed use and commercial nature in the general area

(11) For a rezoning based on a SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD, the following facts establish the substantial change since the time of the last comprehensive rezoning:

There have been multiple changes to former industrial sites that are now being developed as mixed use and commercial properties. The population of the neighborhood is growing and changing. The neighborhood is now a gateway to Baltimore and is in close proximity to the new neighborhood of Port Covington.

(12) For a rezoning based on a MISTAKE in the existing zoning classification, the following facts establish that at the time of the last comprehensive zoning the Council failed to consider then existing facts, or projects or trends which were reasonably foreseeable and/or that events occurring subsequent to the comprehensive zoning have proven that the Council's initial premises were incorrect:

It was a mistake to zone a 65' high mixed-use building which includes approximately 6,000 square feet of commercial space as a "R-8 Rowhouse District" property. The building did exist at the time of the last comprehensive zoning.