

LAND USE AND TRANSPORTATION COMMITTEE

FINDING OF FACTS

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE: THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING THE REZONING OF

City Council Bill No. 14-0428
Ordinance - Rezoning - A Portion of 2011 South Hanover Street

1. **Boundaries of the Neighborhood:**
The boundaries of the site are within the South Baltimore neighborhood located at the northeast corner of Hanover and McComas Streets.
2. **Population Change:**
The population in the area has increased over time as industrial land has been redeveloped for residential use, thus reducing the supply of industrial land in this area as it has become more populous.
3. **Availability of public facilities:**
The property is well-served by streets, utilities, police, and fire.
4. **Present and future transportation pattern:**
The proposed zoning change acknowledges the site's location under the elevated I-95 expressway which did not exist when the present zoning was assigned.
5. **Compatibility with existing and proposed development:**
The proposed zoning is compatible with the site's location under the elevated I-95 expressway and is consistent with the existing zoning for both the majority of the subject property and the adjacent properties to the north and south.
6. **Recommendations of the Planning Commission:**
Approval
Disapproval
7. **Recommendation of the BMZA:**
Approval
Disapproval

8. Relation of the proposal to the City's Master Plan:

Conforms

Does not conform

9. Changes in the character of the neighborhood:

10. A mistake in the existing zoning classification:

The rezoning would qualify as a substantial change due to the construction of the elevated I-95 expressway above the subject property since the commercial zoning classification was assigned as part of the City's last comprehensive rezoning effort in 1971.

LAND USE COMMITTEE:

VICE Chairman

Member

Member

Member

Member

Member

Member

Member

Member