

# WAYS AND MEANS COMMITTEE

## FINDINGS OF FACT

### City Council Bill No. 24-0558

MOTION OF THE CHAIR OF THE ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 13-205 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A REPEAL OF A PLANNED UNIT DEVELOPMENT (PUD)FOR:

#### **Repeal of Ordinances 95-572, as Amended by Ordinance 96-096 Planned Unit Development - Lighthouse Point**

#### **IN GENERAL:**

*To approve the repeal of this PUD, the City Council has considered and finds that:  
(check to evidence consideration)*

- the repeal of the planned unit development is in the public interest for the following reasons:

The purpose of Bill 24-0558 is to repeal the previously approved Planned Unit Development (PUD) for Lighthouse Point.

In 1989 the PUD for the Baltimore International Yachting Center was established and replaced and renamed in 1995. Since that time further amendments for signage and development have occurred during the life of the PUD.

The PUD area includes the residential community of the Moorings at Canton, the Beacon Condominiums, the Lighthouse Landing Condominiums, Drift Bar and the Lighthouse Point Marina.

Under the prior zoning code, the area included both M-3, the heaviest industrial zoning available, and B-3-2, community and highway commercial which allowed for the widest variety of commercial uses. The PUD was utilized during the transition of the Canton Waterfront from industrial and supportive of industrial, to residential and community commercial. The PUD along with the Caton Waterfront Urban Renewal Pan were intended to provide limits for residential and commercial development that weren't part of the previous zoning.

In 2017, the PUD was rezoned to **C-2** (intended for areas of small to medium-scale commercial use) / **W-1** (waterfront overlay) under the comprehensive rezoning of the City.

Given that the PUD was created for reasonable purposes over thirty-five (35) years ago, and the concerns of that time have been solved by the current Zoning Code there will be no evident change to the existing uses, and therefore no visible impacts will be seen by the surrounding community.

Future development will proceed according to the underlying zoning requirements and Urban Renewal Plan.

The existing uses that have been developed will continue as either permitted or lawfully established uses. For this reason, the PUD is no longer necessary and in compliance with the Zoning Code can be repealed.

and finds that

- the repeal of the planned unit development is in the public interest; and
- the approved final development plan of the planned unit development:  
*(check all that apply)*
  - has been substantially completed;
  - is no longer necessary in light of the property's underlying zoning;
  - is no longer consistent with the City's Master Plan; or
  - has been abandoned by the property owner.

SOURCE OF FINDINGS (Check all that apply):

- Planning Commission's report dated July 26, 2024, which included the Department of Planning Staff Report, dated July 11, 2024.
- Testimony presented at the Committee hearing

Oral – Witness:

- Elena DiPietro, Law Department
- Caitlin Audette, Planning Department
- Jason Wright, Department of Housing and Community Development
- Ty'lor Schnella, Mayor's Office on behalf of the Baltimore Development Corporation
- Luciana Diaz, Department of Transportation

Written:

- Law Department, Agency Report – Dated July 31, 2024
- Department of Housing and Community Development, Agency Report – Dated August 6, 2024
- Baltimore Development Corporation, Agency Report – Dated August 2, 2024
- Department of Transportation, Agency Report – Dated July 29, 2024

**COMMITTEE MEMBERS VOTING IN FAVOR**

Eric T. Costello, Chair  
Danielle McCray  
Sharon Green Middleton  
Robert Stokes  
Isaac "Yitzy" Schleifer  
Kristerfer Burnett  
Ryan Dorsey