

# ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

## FINDINGS OF FACT

### City Council Bill No: 23-0397

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 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:

#### **Rezoning – Western Side North Lehigh Street Southwest Corner Eager Street and Western Side North Lehigh Street 52-7 Feet South of Eager Street**

Upon finding as follows with regard to:

(1) Population changes;

The small residential population of the Orangeville neighborhood has not seen a change in the approximately 200 people that live there between the 2010 and 2020 decennial censuses.

(2) The availability of public facilities;

The existing neighborhood is well-served by public facilities, and this is not anticipated to change. The existing infrastructure will support a wide range of potential redevelopment options.

(3) Present and future transportation patterns;

Redevelopment of this area will not negatively impact the transportation patterns of the surrounding area.

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

These lots have been vacant for 75 years or longer and can be redeveloped for a variety of potential uses.

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

Planning Commission	Favorable
Department of Housing and Community Development	No Objection
Department of Transportation	No Objection
Parking Authority of Baltimore City	No Objection
Baltimore Development Corporation	Favorable
Office of Equity and Civil Rights	Defer to BMZA
City Solicitor	Approve
Board of Municipal and Zoning Appeals	Defer to Planning

For the above reasons, the Planning Department will recommend approval of the rezoning request to the Planning Commission.

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

There are no specific provisions of the Comprehensive Plan that addresses this particular proposal.

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

These lots are located at a transitional area between residential and industrial uses and related zoning. There are industrial users adjacent to the south (also owned by the applicant) along the western side of East Lehigh Street. There are also homes on the eastern side of North Lehigh Street, though they are presently zoned 1-2 Industrial, and so are existing nonconforming uses.

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

The western side of this block is currently zoned R-4 residential, and borders on the eastern edge of the small residential area in the middle of the Orangeville neighborhood

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

These lots have been vacant for a long time, and are suitable for additional industrial development, and an expansion of the adjacent local business will be made possible.

(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;

The surrounding community has remained largely stable, with little overall development or other neighborhood changes in recent years.

(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:

(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:

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Report – Planning Commission’s report, dated March 17, 2023.

[X] Testimony presented at the Committee hearing.

Oral – Witness:

- Hilary Ruley, Law Department
- Eric Tiso, Planning Commission
- Liam Davis, Department of Transportation
- Stephanie Murdock, Department of Housing and Community Development
- Luis Cardona, Baltimore Development Corporation
- Dominic McAlily – Government Relations

Written:

- Planning Commission Report – Dated August 11, 2023
- Department of Transportation, Agency Report – Dated October 23, 2023
- Board of Municipal and Zoning Appeals, Agency Report – Dated October 10, 2022
- Law Department, Agency Report – Dated October 4, 2023
- Department of Housing and Community Development, Agency Report – Dated October 24, 2023
- Parking Authority, Agency Report – Dated July 17, 2023
- Office of Equity and Civil Rights – Dated June 29<sup>th</sup>, 2023
- Baltimore Development Corporation – Dated July 25, 2023

**COMMITTEE MEMBERS VOTING IN FAVOR**

**Middleton**

**Bullock**

**Conway**

**Ramos**

**Stokes**

**Dorsey**