

LAND USE & TRANSPORTATION COMMITTEE

FINDINGS OF FACT

City Council Bill No: 26-0177

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:

Rezoning – 901 S Caton Avenue

Upon finding as follows with regard to:

- (1) Population changes;
 - a. According to U.S. Census Bureau American Community Survey 5-Year Estimates, the population of Census Tract 2502.06 increased from approximately 2,021 residents in the 2013–2017 ACS period to approximately 2,713 residents in the 2020–2024 ACS period, representing an increase of approximately 34%. (Source: U.S. Census Bureau ACS 5-Year Estimates, Census Tract 2502.06, 2013–2017 and 2020–2024)
- (2) The availability of public facilities;
 - a. This area is well served by public facilities
- (3) Present and future transportation patterns;
 - a. No substantial changes in present or future transportation patterns have been identified. The site is located approximately one-half mile north of the interchange with I-95, providing convenient access for motor vehicles. The property is served by MTA LocalLink Route 76 on Wilkens Avenue and Route 29 on Caton Avenue. Bus stops for both routes are located adjacent to the property
- (4) Compatibility with existing and proposed development for the area;
 - a. The proposed C-2 Zoning District is “intended for areas of small- to medium-scale commercial use, typically located along urban corridors, that are designed to accommodate pedestrians and, in some instances, automobiles” (§ 10-204 of the Zoning Code). Caton Avenue functions as an urban corridor, providing direct access to I-95 as well as multiple MTA bus routes. Staff finds that the proposed C-2 zoning is compatible with both the existing and proposed development pattern.
- (5) The recommendations of the City agencies and officials, including the Baltimore City Planning Commission and the Board of Municipal and Zoning Appeals;

City Solicitor	Approved for form & sufficiency
Dept. of Housing & Community Development	Favorable
Board of Municipal & Zoning Appeals	No Objection
Dept of Planning/ Planning Commission	Favorable
Dept of Transportation	Without Recommendation

- (6) The proposed amendment's relationship to and consistency with the City's Comprehensive Master Plan.
- a. The proposed C-2 Zoning District is not one of the districts identified under the General Land Use Plan category of "Mixed Use: Predominantly Residential." The C-2 Zoning District instead tracks to the category of "Mixed Use: Predominantly Pedestrian Oriented Commercial." While this represents a slight deviation from the General Land Use Plan designation, the proposed C-2 zoning will still allow for a mixed-use development at the site.
- (7) Existing uses of property within the general area of the property in question;
- a. The area around the property was previously a school, and consist of several buildings and a sports field
- (8) The zoning classification of other property within the general area of the property in question;
- a. The surrounding areas are zoned I-1, OR-2 R-6, OR-2, R-5, C-2, & OS
- (9) The suitability of the property in question for the uses permitted under its existing zoning classification;
- a. The buildings and facilities for a school still exist. But this would take substantial work to develop into an office or residential facility
- (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;
- a. The area has experienced significant population growth, supporting more intense commercial development at the site. Additionally, certain aspects of the prior development proposal, namely the proposed Royal Farms Fuel Station, have since been developed at nearby sites, requiring a shift in the development strategy for the Gibbons Commons parcel.
- (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:

- a. Prior to the comprehensive rezoning completed in 2017, the area was zoned O-R-2 and B-2-2. During the 2017 comprehensive rezoning, known as Transform Baltimore, the property retained the same zoning classifications under the new naming convention of the current Zoning Code as OR-2 and C-2. Staff finds that substantial changes warranting a rezoning have occurred since 2017.
- (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 May 18, 2026

[X] Testimony presented at the Committee hearing.

Oral – Witness:

- Stephanie Murdock - Department of Housing and Community Development
- Isaiah Griffin - Mayor’s Office of Government Relations
- Ty’lor Schnella – Mayor’s Office of Government Relations
- Eric Tiso - Department of Planning
- Desiree Lucky – Department of Law

Written:

- Planning Department Staff Report –May 14, 2026
- Board of Municipal & Zoning Appeals Report– Dated May 4, 2026
- Department of Transportation Report – May 29, 2026
- Law Department, Agency Report – June 9 2026
- Department of Housing & Community Development, Report –June 25, 2026

COMMITTEE MEMBERS VOTING IN FAVOR

Ryan Dorsey, - Chair

Phylicia Porter

Paris Gray

Sharon Green Middleton