

LAND USE AND TRANSPORTATION COMMITTEE

FINDING OF FACTS

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

**City Council Bill No. 14-0412
Ordinance - Rezoning - 511 South Caroline Street**

1. **Boundaries of the Neighborhood:**
The property is located on the eastside of the 500 block of South Caroline Street between Eastern Avenue and Fleet Street. The property is located in the Fells Point neighborhood.
2. **Population Change:**
The Fells Point neighborhood has experienced a 30.3% population increase between the 2000 and 2010 Census.
3. **Availability of public facilities:**
The properties are well served by City services, with no expected impacts as a result of rezoning.
4. **Present and future transportation pattern:**
There are currently no transportation problems anticipated as a result of rezoning 511 South Caroline Street and adjacent parcels. Though the exact future impact is not known at this time, as a matter of course, commercial and mixed use developments often share parking thereby reducing the impact on the area.
5. **Compatibility with existing and proposed development:**
The rezoning proposal is consistent with the existing small scale commercial establishments which exist along Eastern Avenue and Fleet. It is also consistent with proposed development in the area which typically consists of mixed-use, commercial, office uses.
6. **Recommendations of the Planning Commission:**

Approval	<input checked="" type="checkbox"/>
Disapproval	<input type="checkbox"/>

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:

In 2007, Southeast Baltimore was undergoing substantial change with the redevelopment of Harbor East from an old industrial site to mixed use. The Baltimore Parking Authority had just completed the construction of the Fleet and Eden Streets Parking garage. This substantial change of the area has continued over the past seven years and thereby justified the proposed rezoning of 511 South Caroline Street from R-8 to B-1-2.

10. A mistake in the existing zoning classification:

There has been no mistake in the existing zoning classification.

LAND USE COMMITTEE:

Chairman

Member

Member

Member

Member

Member

Member

Member