

LAND USE & TRANSPORTATION COMMITTEE

FINDINGS OF FACT

City Council Bill No: 25-0021

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 – 3221 Fredrick Ave

Upon finding as follows with regard to:

- (1) Population changes;
 - a. The area has seen a decrease in population between the 2010 & 2020 census.
- (2) The availability of public facilities;
 - a. The area is well served by public facilities.
- (3) Present and future transportation patterns;
 - a. This change may create some additional traffic depending on the use of the site.
- (4) Compatibility with existing and proposed development for the area;
 - a. This change would not be in conflict as there is not currently any other plans for the area
- (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
Dept of Finance	Defers to planning
Dept of Planning/ Planning Commission	Favorable
Baltimore Development Corporation	Favorable

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

- a. This rezoning will not impact any relevant or currently proposed plan.
- (7) Existing uses of property within the general area of the property in question;
- a. The area around the property currently includes industrial, commercial, and open space
- (8) The zoning classification of other property within the general area of the property in question;
- a. The surrounding areas are zoned C-2, R-6, & I-1
- (9) The suitability of the property in question for the uses permitted under its existing zoning classification;
- a. This zoning district is consistent with the use of the property for industrial use for the last 150 years.
- (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. There has been no development in the area 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:
- a. The sale and relocation of the property's long-term industrial owner, as well as the long-term vacancy of the property as a result, represents a substantial change in the community.
- (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, 2025

[X] Testimony presented at the Committee hearing.

Oral – Witness:

- Jason Wright - Department of Housing and Community Development
- Gabe Stuart-Sikowitz – Department of Finance
- Ty’lor Schnella – Mayor’s Office of Government Relations
- Eric Tiso - Department of Planning
- Jeff Hochstetler – Department of Law
- Tom Wellington – Baltimore Development Corporation

Written:

- Planning Department Staff Report – Dated March 13, 2025
- Baltimore Development Corporation Report – Dated February 20, 2025
- Department of Finance – April 8, 2025
- Law Department, Agency Report – Dated April 7 2025
- Department of Housing and Community Development, Agency Report – Dated March 21, 2025

COMMITTEE MEMBERS VOTING IN FAVOR

Ryan Dorsey, - Chair

Phylicia Porter

Paris Gray

John Bullock