

LAND USE & TRANSPORTATION COMMITTEE

FINDINGS OF FACT

City Council Bill No: 25-0136

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 – 3009 Greenmount Avenue

Upon finding as follows with regard to:

- (1) Population changes;
 - ACS-based demographic summaries indicate that the Waverly area has experienced a modest year-over-year population decline of approximately 3–4%, suggesting overall stability with some resident loss. By contrast, portions of the Greenmount West and immediate corridor area have shown moderate short-term population growth, with recent ACS estimates indicating annual increases of roughly 6–7%, consistent with residential turnover and reinvestment activity along the corridor
- (2) The availability of public facilities;
 - a. The area is well served by public facilities.
- (3) Present and future transportation patterns;
 - a. The proposed C-2 zoning would allow uses that are compatible with surrounding development and the evolving character of the Greenmount corridor. Within one to two blocks of the site, properties are zoned C-1, IMU-1, and R-7, with active uses including multifamily housing, community resource centers, and local retail and services.
- (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
Board of Municipal & Zoning Appeals	No Objection

Dept. of Housing & Community Development	Favorable
Department of Transportation	Without Recommendation
Dept of Planning/ Planning Commission	Favorable

- (6) The proposed amendment’s relationship to and consistency with the City’s Comprehensive Master Plan.
 - a. Staff finds that the proposed rezoning can be supported as a site-specific response to existing corridor conditions; it represents a departure from the Plan’s parcel-level designation warrants careful consideration of long-term corridor implications when evaluating future zoning requests in this area.
- (7) Existing uses of property within the general area of the property in question;
 - a. Greenmount Avenue serves as a mixed-use commercial corridor with a variety of small businesses, institutional uses, and multi-family housing types. Adjacent zoning includes R-6, R-7, C-1, and IMU-1, showing a transitional zone between residential blocks and more active mixed-use/commercial areas.
- (8) The zoning classification of other property within the general area of the property in question;
 - a. Within one to two blocks of the site, properties are zoned C-1, IMU-1, and R-7, with active uses including multifamily housing, community resource centers, and local retail and services.
- (9) The suitability of the property in question for the uses permitted under its existing zoning classification;
 - a. The Planning Department finds that the rezoning is appropriate under the “substantial change” criterion. While the Comprehensive Plan was adopted relatively recently, the subject property’s institutional use has ceased, and the building is no longer functioning as part of an active religious campus.
- (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 parcel’s location along a mixed-use corridor and adjacency to pedestrian-focused commercial zoning, represents a material change in the functional character of the site and its relationship to the corridor.
- (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 property is no longer in use as a part of the religious campus, the needs of the community have changed and this use will allow those needs to be supported.
- (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 12, 2026

[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
- Desireé Luckey– Department of Law

Written:

- Planning Department Staff Report – Dated February 5, 2026
- Department of Transportation – Dated December 19, 2025
- Board of Municipal and Zoning Appeals – March 23, 2026
- Law Department, Agency Report – Dated March 19, 2026
- Department of Housing and Community Development, Agency Report – Dated March 20, 2026

COMMITTEE MEMBERS VOTING IN FAVOR

Ryan Dorsey, - Chair

Phylcia Porter

Paris Gray

Sharon Green Middleton

Zac Blanchard

Mark Parker