

# LAND USE & TRANSPORTATION COMMITTEE

## FINDINGS OF FACT

### City Council Bill No: 25-0053

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 – 4001 East BALTIMORE Street

Upon finding as follows with regard to:

- (1) Population changes;
  - a. According to the U.S. Census, the Baltimore Highlands neighborhood gained approximately 400 residents between 2010 and 2020.
- (2) The availability of public facilities;
  - a. The area is well served by public utilities, which are able to support redevelopment.
- (3) Present and future transportation patterns;
  - a. The area is automobile accessible and only a block away from MDOT – MTA bus stops, therefore, the size of the site and scale of the proposed redevelopment are unlikely to have significant impacts on nearby transportation.
- (4) Compatibility with existing and proposed development for the area;
  - a. This change aligns the site with recent redevelopment trends that have transitioned nearby lots from industrial to commercial or residential uses and will help support continued redevelopment in 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 Planning/ Planning Commission	Favorable

Baltimore Development Corporation	Unfavorable
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- (6) The proposed amendment's relationship to and consistency with the City's Comprehensive Master Plan.
- 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;
- The area around the property includes former industrial and currently a mix of commercial.
- (8) The zoning classification of other property within the general area of the property in question;
- The surrounding areas are zoned IMU -2, I-2,C-3, C-1, AND R-8
- (9) The suitability of the property in question for the uses permitted under its existing zoning classification;
- This zoning district is consistent with the use of the property for light industrial use for many years. Such uses could continue under the rezone while also allowing a wider variety of residential and commercial uses that will help keep the site viable.
- (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 properties across South Haven Street have been redeveloped into commercial uses. There have also been multiple multi-family and rowhouse developments along the South Haven corridor 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:
- The rezoning of the industrial use to now more commercial use 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: N/A

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Report – Planning Commission’s report, dated April 28, 2025

[X] Testimony presented at the Committee hearing.

Oral – Witness:

- Jason Wright - Department of Housing and Community Development
- Ty’lor Schnella – Mayor’s Office of Government Relations
- Eric Tiso - Department of Planning
- Michelle Toth – Department of Law
- Tom Wellington – Baltimore Development Corporation

Written:

- Planning Department Staff Report – Dated April 30, 2025
- Baltimore Development Corporation Report – Dated May 27, 2025
- Law Department, Agency Report – Dated June 20, 2025
- Department of Housing and Community Development, Agency Report – Dated June 20, 2025

**COMMITTEE MEMBERS VOTING IN FAVOR**

**Ryan Dorsey, - Chair**

**Sharon Middleton, Vice Chair**

**Mark Parker**

**Paris Gray**

**Phylicia Porter**

**Zac Blanchard**