

COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

FINDINGS OF FACT

MOTION OF THE CHAIR OF THE COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT, 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 ZONING CODE FOR BALTIMORE CITY, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING THE REZONING OF: 810 Leadenhall Street.

CITY COUNCIL BILL NO: 22-0296

REZONING

Upon finding as follows with regard to:

(1) Population changes;

The neighborhood saw an increase in population between 2010 and 2020, growing from 1,823 to 2,677 (almost 32% growth)

(2) The availability of public facilities;

The site is well-served by public services and utilities, which can also support redevelopment or reuse of this site

(3) Present and future transportation patterns;

There are no significant changes forecasted for this area, and rezoning to TOD-4 would recognize the proximity to the existing Light Rail station within several blocks of this property..

(4) Compatibility with existing and proposed development for the area;

This rezoning would recognize the trend in changes to zoning in this neighborhood, and immediately adjacent neighborhoods since the Comprehensive Rezoning of the City in 2017. TOD-4 zoning for this property would provide for redevelopment of this property for residential redevelopment at a density appropriate for its proximity to the Light Rail station.

(5) The recommendations of the City agencies and officials, including the Baltimore City Planning Commission and the Board of Municipal and Zoning Appeals;

The Planning Commission, after a 3 hour hearing, voted 7-1 in favor of the Bill. The BMZA has deferred to the Planning Commission's decision.

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

The proposed rezoning is compatible with the surrounding neighborhoods, and retention of the existing Industrial Mixed-Use zoning is not supported by the Comprehensive Plan or the Department of Planning's policy.

(7) Existing uses of property within the general area of the property in question;

There are a primarily residential uses in the general area

(8) The zoning classification of other property within the general area of the property in question;

There is a large area of TOD-4 zoning three blocks to the South of the property.

(9) The suitability of the property in question for the uses permitted under its existing zoning classification;

The property is currently improved with a brick warehouse building, which may be used for a variety of uses approvable under the current IMU-1 zoning, though any use that isn't an industrial use would likely lead to redevelopment of the site.

(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;

There is a multi-block node of TOD-4 zoning three blocks to the South, nearly equidistant to the south from the light rail stop. TOD zones did not exist under the former zoning code. That TOD-4 node was formed from land that was previously zoned M-2 Industrial, B-2 Commercial, and OR Office Residential districts. This Bill would be similar in recognizing that the existing Industrial Mixed-Use zoning is no longer needed to accommodate existing light industrial uses (warehousing) and can be updated to complement surrounding residential zones.

(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:

There have been multiple changes to former institutional, industrial and residential sites that are now being developed as multi-family residential properties. The population of the neighborhood is growing and changing. There are no longer viable industrial uses in the neighborhood.

(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:

It was a mistake to zone the site IMU-1 as there were no longer viable industrial uses in this residential neighborhood.

810 Leadenhall Timeline

March 2022:		Engaged PIKL for initial studies of site
		Closed on Property Purchase
April 2022:		Preliminary studies reviewed
		Inspection with contractor and engineer
		Evaluating saving the historic façade
May 2022:		Formulate team: Civil, Environmental, Structural, MEP, Landscape
June – July '22		Preliminary budgeting, market reviews and input from management company
August 2022:		Design revisions
	10th	Intro breakfast with community stakeholders: Southside Diner
September '22		Predevelopment meeting with Planning Department
October 2023	6th	Community Meeting #1: 810 Leadenhall Street
January 2023	4th	Community Meeting #2: Martini Lutheran Church
	12 th	Pre-UDAP
	19 th	UDAP
	19 th	Community Meeting #3: Martini Lutheran Church
February 2023		Kicked off Design Development
March 2023		Reviewed unit and common area designs
		Beginning structural, MEP, Stormwater and site design
April 2023	19th	Community Meeting #4: Leadenhall Baptist Church

Community Issues Raised

Modifications

Concerns about height and scale	Pulled upper floors away from property edge
Shade and light	Provided shade study showing minor impacts
Garage entrance on Peach Street	Relocated to Leadenhall
Garage entrance headlight issues	Committed to study elevations to mitigate.
	Looking at sidewalk, trees and plantings
	Set back garage door to increase safety.
Parking scarcity in neighborhood	1 to 1 ratio & turning meter to open spaces.
Traffic concerns	Committed to work with DOT using TIF funds
Impact on parks of more dogs	Designed building dog-walk & bags for residents
	Preliminary discussions with Otterbein about supporting park maintenance efforts
Security concerns	Agreed to study lighting and camera locations
Air quality from cars in garage	Agreed to raise with MEP re: garage ventilation.
TOD-4 retail, hotel and liquor uses	Offering to amend the legislation to TOD-3