

LAND USE & TRANSPORTATION COMMITTEE

FINDINGS OF FACT

City Council Bill No: 25-0139

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:

Zoning – Rezoning – Conditional Use Conversion to a Commercial Composting Facility – 6101 Bowleys Lane

Upon finding as follows with regard to:

(1) Population changes;

Since the adoption of Transform Baltimore in 2017, the surrounding area has experienced modest but notable population fluctuation. According to the U.S. Census and ACS estimates: City Council Bill #25-0139/ Zoning – Rezoning – Conditional Use Conversion to a Commercial Composting Facility 6101 Bowleys Lane 4 - In 2017, the area population was just over 17,300 (ACS 5-year). - By the 2020 Decennial Census, the population had dropped slightly to around 17,100. - Most recently, 2025 ACS 1-year estimates show the area has grown to over 19,000 residents.

(2) The availability of public facilities;

The area continues to be adequately served by existing municipal water, sewer, and public services

(3) Present and future transportation patterns;

No substantial changes in present or future transportation patterns have been identified.

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

The proposed project at 6101 Bowleys Lane seeks to construct a municipal composting facility as part of a broader upgrade to the existing DPW waste collection site. The project would enable the City to process organic waste locally, reduce landfill reliance, and meet its climate and waste diversion goals.

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

Dept of Public Works	Approve
Dept of Transportation	Approve
Planning Commission	Approve
Board of Municipal and Zoning Appeals	Approve
Law Dept	Approve

(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; This site is in an industrial area of the City, which is an appropriate location for this form of City service. Staff does not anticipate any significant impacts to development potential in the surrounding area.

(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. The change in zoning would bring the facility into alignment with other zoning in the area

(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:

(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:

Given that this parcel is in a zone by itself, staff believes this assignment wasn't the best fit for its actual operations. The statement of intent for the Industrial Mixed-Use zones are: "(1) The IMU Industrial Mixed-Use Zoning Districts are intended to encourage the reuse of older industrial buildings for light industrial use, as well as a variety of non-industrial uses. (2) These older industrial buildings are often surrounded by residential and other non-industrial uses, though in many cases they are also transition zones between a heavy industrial area and a major road or a less intense use or district." Staff believes that this will be a better fit, as this site is an existing facility, and can serve as a buffer between more intense uses to the east and south, and Herring Run.

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Report – Planning Commission’s report,

[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
- Jeff Hochstetler – Department of Law

Written:

- Planning Department Staff Report –
- Baltimore Development Corporation Report –
- Law Department, Agency Report –
- Department of Public Works, Agency Report –
- Department of Transportation
- Board of Municipal and Zoning Appeals

COMMITTEE MEMBERS VOTING IN FAVOR

Dorsey

Middleton

Blanchard

Gray

Bullock

Parker

Porter