

ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

FINDINGS OF FACT

City Council Bill No: 24-0479

MOTION OF THE CHAIR OF THE ECONOMIC AND COMMUNITY DEVELOPMENT 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 - 901 West Mulberry Street, 317-329 North Schroeder Street, 222 North Fremont Street, 811 West Saratoga Street, and 203 North Amity Street

Upon finding as follows with regard to:

- (1) Population changes;
 - a. The Poppleton Area has seen a decline in its population of approximately 10% over the past two decades.
- (2) The availability of public facilities;
 - a. The area is well served by public facilities but a redevelopment of the size proposed will require city agencies to coordinate access for the new dwellings.
- (3) Present and future transportation patterns;
 - a. The Department of Transportation does not foresee any impact on operations or its budget – if several transportation projects such as the Red Line are completed this will benefit those living in this redeveloped area.
- (4) Compatibility with existing and proposed development for the area;
 - a. R-9 zoning is the category assigned to the group of properties currently under the planned unit development immediately to the West, which includes a proposed mix of multi-family and single-family housing. Changing the zoning of the subject properties will align them with this ongoing development.
- (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	Approve for form & sufficiency
Dept of Housing & Community Development	Favorable
Baltimore Development Corporation	Favorable
Parking Authority	Favorable
Dept of Transportation	No Objection
BMZA	Defers to Planning
Planning Commission	Favorable

- (6) The proposed amendment's relationship to and consistency with the City's Comprehensive Master Plan.
 - a. This rezoning will support the need for housing described in several relevant plans – including the City's Master Plan.

- (7) Existing uses of property within the general area of the property in question;
 - a. The 222 N Fremon St site use, at present, is public housing, and the 203 Amity Street site is the Edgar Allen Poe House museum. The other sites within this bill are vacant land or vacant buildings. In the immediate area, to the east and south are single family rowhomes. To the west are recently-constructed multi-family buildings and vacant parcels.

- (8) The zoning classification of other property within the general area of the property in question;
 - a. The subject sites and all those to the east and south are in zoning district R-8. The area under the Poppleton PUD, to the west, is zoning district R-9.

- (9) The suitability of the property in question for the uses permitted under its existing zoning classification;
 - a. Properties in this area have historically served well as residential housing.
- (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 trend of development in the area has been toward multifamily housing – with some including retail spaces.
- (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 marked decline in population, the deterioration of the Poe Homes, and completion of the Transform Poe project all indicate substantial changes in this 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 April 4, 2024

[X] Testimony presented at the Committee hearing.

Oral – Witness:

- Michelle Toth – Law Department
- Eric Tiso – Planning Commission
- David Garza – Baltimore Development Corporation
- Jason Wright - Department of Housing and Community Development
- Luciano Diaz– Department of Transportation
- Ty’lor Schnella – Mayor’s Office of Government Relations
- Kris Misage – Parking Authority

Written:

- Planning Department Staff Report – Dated February 22, 2024
- Baltimore Development Corporation Report – Dated February 15, 2024
- Department of Transportation, Agency Report – Dated February 7, 2024
- Board of Municipal and Zoning Appeals, Agency Report – Dated January 9, 2024
- Law Department, Agency Report – Dated April 15, 2024
- Department of Housing and Community Development, Agency Report – Dated April 3, 2024
- Parking Authority, Agency Report – Dated March 7, 2024

COMMITTEE MEMBERS VOTING IN FAVOR

Sharon Green Middleton, Chair

Odette Ramos

Robert Stokes

John Bullock

Antonio Glover

Mark Conway

Ryan Dorsey