

# ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

## FINDINGS OF FACT

### City Council Bill No: 24-0542

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 - 3701-3733 Towanda Avenue

Upon finding as follows with regard to:

- (1) Population changes;
  - a. There has been a significant change in the population of the Park Heights Neighborhood where this property is located. The population of the area has shrunk and there has been significant investment in the northern area of the neighborhood – this has increased access to services and amenities – this rezoning would allow that trend to move toward the southern portion of the neighborhood.
- (2) The availability of public facilities;
  - a. Recent investment has increased access to public facilities such as schools, parks, and other services. A letter from the Community Association notes that this rezoning would allow for additional housing and medical facilities which they are excited to support. The Park Heights Master Plan notes a need for redevelopment in areas with high vacancy and increased medical facilities as a need for the community.
- (3) Present and future transportation patterns;
  - a. The Department of Transportation supports this bill and does not see any impact to its services or operations as a result.
- (4) Compatibility with existing and proposed development for the area;
  - a. This would be consistent with the proposed development in the area and aligned with community needs.
- (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 and 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 bill is consistent with the City’s Master Plan as well as the applicable Urban Renewal Plan and community master plan.
  
- (7) Existing uses of property within the general area of the property in question;
  - a. The property is currently zoned R-6 – it consists of empty lots
  
- (8) The zoning classification of other property within the general area of the property in question;
  - a. The community is largely residential in nature and consists of rowhome and semi-detached homes. The northern area of Park Heights has seen significant redevelopment and consists of more commercially zoned areas than the southern portion.
  
- (9) The suitability of the property in question for the uses permitted under its existing zoning classification;
  - a. R-6 zoning consists of rowhomes – the properties in the bill are presently empty lots.
  
- (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 a lack of significant property development in the southern area of the Park Heights Neighborhood compared to the development taking place in the northern section of the community.
  
- (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. A shrinking population in the Southern Park Heights area
  
- (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 December 22, 2023

[X] Testimony presented at the Committee hearing.

Oral – Witness:

- Jason Wright - Department of Housing and Community Development
- Liam Davis – Department of Transportation
- Ty’lor Schnella – Mayor’s Office of Government Relations
- Kris Misage – Parking Authority

Written:

- Planning Department Staff Report – Dated June 20, 2024
- Baltimore Development Corporation Report – Dated June 4, 2024
- Department of Transportation, Agency Report – Dated June 3, 2024
- Board of Municipal and Zoning Appeals, Agency Report – Dated May 21, 2024
- Law Department, Agency Report – Dated July 15, 2024
- Department of Housing and Community Development, Agency Report – Dated July 30, 2024
- Parking Authority, Agency Report – Dated June 21, 2024

**COMMITTEE MEMBERS VOTING IN FAVOR**

**Sharon Green Middleton, Chair**

**Odette Ramos**

**Robert Stokes**

**John Bullock**