

LAND USE AND TRANSPORTATION COMMITTEE

FINDING OF FACTS

MOTION OF THE CHAIR OF THE LAND USE AND PLANNING COMMITTEE: THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING THE REZONING OF

City Council Bill No. 15-0473

Rezoning – 31-35 North Fulton Avenue

ADOPTED

1. **Boundaries of the Neighborhood:**

The subject properties lie within The Franklin Square Urban Renewal Plan, consistent with the boundaries of the Franklin Square neighborhood with West Mulberry Street to the north, North Carey Street to the east, North Monroe Street to the west, and all properties that front on West Baltimore Street to the south.

2. **Population Change:**

While the property is currently zoned for residential use, the property was built for a non-residential use (church) and was last used as a Multi-Purpose Neighborhood Center so the proposed change will not alter the amount of non-residential uses in the area. The nature of the existing building (church) and the general depopulation experienced in the area (-16.9% between 2000 and 2010) make reuse of this for a residential use challenging.

3. **Availability of public facilities:**

The property is well-served by streets, utilities, police, fire and schools.

4. **Present and future transportation pattern:**

The proposed zoning change acknowledges the level of traffic on North Fulton Avenue (Route 1), which is also well-served by the Maryland Transit Administration Bus Lines 20 and 30 one block south on West Baltimore Street.

5. **Compatibility with existing and proposed development:**

The proposed zoning change is consistent with the existing non-residential structure and use at 31-35 North Fulton Avenue and the non-residential use across the street.

6. **Recommendations of the Planning Commission:**

Approval

Disapproval

7. Recommendation of the BMZA:

- Approval
- Disapproval

8. Relation of the proposal to the City's Master Plan:

- Conforms
- Does not conform

9. Changes in the character of the neighborhood:

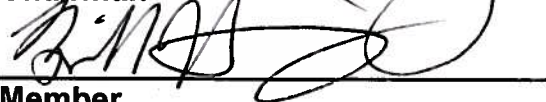
This bill would qualify as a substantial change, as cited in the "Conformity to Comprehensive Master Plan" section and fulfilling the proposed recommended zoning within the Franklin Square Urban Renewal Plan under CCB #15-0473.

10. A mistake in the existing zoning classification: N/A

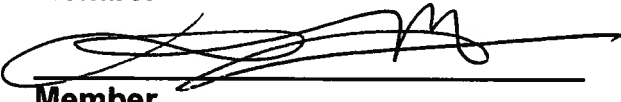
LAND USE COMMITTEE:



Chairman



Member



Member



Member



Member



Member

Member

Member