

COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

FINDINGS OF FACT

City Council Bill No. 21-0156

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 ARTICLE 32, SECTION 5-406 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

Zoning - Conditional Use Parking Lot - 1207 and 1209 E. 43rd Street and 1204 Springfield Avenue

- (1) the establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**

Establishment, location, maintenance and operation of these two sites, which would be made from the three properties identified in City Council Bill 21-0156, as open off-street parking lots would not be detrimental to or endanger public health, safety, or welfare, provided that they are constructed and maintained in accordance with the site plan to be attached to this legislation.

- (2) the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan;

There is no Urban Renewal Plan or other law that would preclude the proposed use.

- (3) the authorization **would not** be contrary to the public interest **for the following reasons:**

The proposed authorization would not be contrary to the public interest, in that it would assist improvement of access by persons with disabilities to supportive services, while also reducing demand for on-street parking spaces in the nearby residential community.

- (4) the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**

The authorization, if amended as recommended by the Planning Commission, would be in harmony with the purpose and intent of the Zoning Code.

After consideration of the following, **where applicable (fill out all that are *only* relevant):**

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;

The site, including its size and shape, is adequate for the proposed use as an off-street parking area.

- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;

There would be no negative impact on traffic patterns, and adequacy of off-street parking and loading for the primary League for People with Disabilities facility at 1111 East Cold Spring Lane would actually be improved.

- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

The proposed use would not impair present or future development of these lots or the surrounding area.

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

There would be no negative impact resulting from proximity of dwellings, churches, schools, public structures, and other places of public gathering.

- (5) accessibility of the premises for emergency vehicles;

There would continue to be adequate accessibility of the properties for emergency vehicles.

- (6) accessibility of light and air to the premises and to the property in the vicinity;

There would continue to be adequate accessibility of light and air to the properties and to other property in the vicinity.

- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

Adequate utilities, access roads, drainage, and other necessary facilities have been or will continue to be provided.

- (8) the preservation of cultural and historic landmarks and structures;

The proposed use would not interfere with preservation of cultural and historic landmarks and structures.

- (9) the character of the neighborhood;

The proposed use would not alter the predominantly residential character of the neighborhood.

- (10) the provisions of the City's Comprehensive Master Plan;

The proposed use is consistent with provisions of the City's Comprehensive Master Plan.

- (11) the provisions of any applicable Urban Renewal Plan;

The proposed use is not inconsistent with the provisions of applicable Urban Renewal Plans, as there are none applicable to these sites.

- (12) all applicable standards and requirements of this Code;

The proposed use meets all applicable standards and requirements of the Zoning Code upon granting of amended variance.

- (13) the intent and purpose of this Code; and

The proposed use meets all applicable standards and requirements of the Zoning Code.

- (14) any other matters considered to be in the interest of the general welfare.

The proposed use is consistent with any other matters that may be considered to be in the interest of the general welfare.

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Commission's report, dated May 20, 2022, which included the Department of Planning Staff Report, dated May 19, 2022.

[X] Testimony presented at the Committee hearing

Oral – Witness:

- Martin French, Planning Department
- Hilary Ruley, Law Department
- Liam Davis, Department of Transportation
- Stephanie Murdock, Department of Housing and Community Development
- Arco Sen, Parking Authority of Baltimore City
- The Honorable Regina T. Boyce, Maryland General Assembly, District 43
- Dave Greenberg, President and CEO of the League for People with Disabilities

Written:

- Planning Commission, Agency Report – Dated May 20, 2021, which included the Department of Planning Staff Report – Dated May 19, 2022,
- Department of Transportation, Agency Report – Dated January 10, 2022
- Board of Municipal and Zoning Appeals, Agency Report – September 23, 2021
- Law Department, Agency Report – Dated March 9, 2022
- Department of Housing and Community Development, Agency Report – Dated June 14, 2022
- Baltimore Development Corporation, Agency Report – Dated June 8, 2022
- Parking Authority, Agency Report – Dated October 7, 2021
- Maryland General Assembly 43rd District Delegation – Dated August 13, 2021

COMMITTEE MEMBERS VOTING IN FAVOR

Sharon Green Middleton, Chair
John Bullock
Mark Conway
Odette Ramos
Robert Stokes