

# ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

## FINDINGS OF FACT

### City Council Bill No: 23-0351

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 - 1801-1807 Bloomingdale Road & 1800-1806 N Rosedale Street**

Upon finding as follows with regard to:

(1) Population changes;

The Northwest Community Action neighborhood lost approximately 500 people between the 2010 to 2020 decennial censuses and is a predominantly African American community. Fortunately, vacant housing units have also seen a downward trend (134 in 2020 vs. 166 in 2010). This shift indicates that preserving the residential zoning assigned to these properties in 2017 will not create a shortage of residential opportunities in the immediate neighborhood.

(2) The availability of public facilities;

The existing neighborhood is well-served by public facilities, and this is not anticipated to change. The existing infrastructure will support a wide range of potential development options.

(3) Present and future transportation patterns;

Redevelopment of this area will not negatively impact the transportation patterns of the surrounding neighborhood.

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

The C1 proposed zone provides for a wide range of commercial and residential options, including all residential options. This will be suitable for the continued transition between the existing commercial corridor along West North Avenue and this rounding residential area to the South.

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

For the above reasons, the Planning Department will recommend approval of the rezoning request to the Planning Commission. The BMZA has not yet commented on this bill.

Planning Commission	Supports
Board of Municipal and Zoning Appeals	Defer to Planning
Department of Transportation	No Objection
City Solicitor	Approve for form and sufficiency
Dept of Housing & Community Development	No Objection
Baltimore Development Corporation	Supports
Parking Authority	No Objection

- (6) The proposed amendment's relationship to and consistency with the City's Comprehensive Master Plan.

There are no specific plans calling for this block to retain residential zoning.

- (7) Existing uses of property within the general area of the property in question;

This block has commercial uses on two sides - a gas station to the west across Bloomingdale Road, and the commercial corridor of West North Avenue to the north. There is a vacant building across North Rosedale street to the east that previously housed an institutional use.

- (8) The zoning classification of other property within the general area of the property in question;

The gas station property to the west is currently zoned C-2, and the commercial corridor of West North Avenue is zoned C-1. The balance of the surrounding properties are zoned R-6 residential, with the exception of a single C-1 property diagonally across the intersection of Bloomingdale Road and Westwood Avenue.

- (9) The suitability of the property in question for the uses permitted under its existing zoning classification;

The existing buildings that remain could potentially be renovated for residential uses, but that has not been forthcoming in recent years. The

the subsequent vacancy has led to the demolition of almost all of the lots fronting on North Rosedale Street

- (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;

These properties are located in a transition area between the commercial properties located along West North Avenue and on the west side of Bloomingdale Road, going towards the residential community to the south. There is no particular comprehensive plan or other City goal that influences the zoning classification of this area to remain residentially zoned. For the surrounding neighborhood, the redevelopment of this block is immediate goal, and returning these properties to commercial zoning will provide a better chance at returning them to productive use. Staff notes that residential use (including all-residential options) are available under the proposed C-1 zone.

- (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:

All but one of the lots fronting on North Rosedale Street were cleared just after the 2017 enactment of the current zoning code. 1800 North Rosedale Street had windows in the upper two floors of the main building boarded in 2019, and the largest part of the building now appears to be unused, with only the rear one-story addition used as a nonconforming commercial corner store remaining active (staff notes that the liquor store component should have been amortized by now). That small portion of the building remaining active prevents the property from otherwise getting a vacant building notice. Three of the four properties fronting on Bloomingdale Road now have vacant building notices, leaving only 1807 Bloomingdale Road occupied by a religious institution, after purchasing the building in March of 2021.

- (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:

N/A

SOURCE OF FINDINGS (Check all that apply):

Planning Report – Planning Commission’s report, dated June 29, 2023.

Testimony presented at the Committee hearing.

Oral – Witness:

- Michelle Toth Law Department
- Jason Wright Department of Housing and Community Development
- Matt DiSantis Department of Planning
- David Garza Baltimore Development Corporation
- Liam Davis Department of Transportation
- Kris Misage Parking Authority

Written:

- Planning Commission Report – Dated June 29, 2023.
- Department of Transportation, Agency Report – Dated October 23, 2023
- Board of Municipal and Zoning Appeals, Agency Report – Dated October 10, 2023
- Law Department, Agency Report – Dated July 27, 2023
- Baltimore Development Corporation Report – Dated March 6, 2023
- Department of Housing and Community Development, Agency Report – Dated October 24, 2023
- Parking Authority, Agency Report – Dated October 11, 2023

**COMMITTEE MEMBERS VOTING IN FAVOR**

Sharon Green Middleton, Chair  
Odette Ramos  
Robert Stokes  
John Bullock  
Antonio Glover