

WAYS AND MEANS COMMITTEE

FINDINGS OF FACT

City Council Bill No. 24-0499

MOTION OF THE CHAIR OF THE WAYS AND MEANS 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 ARTICLE 32, SECTION 5-508 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

Rezoning – 2101 Gould Street

Upon findings as follows with regard to:

(1) Population changes:

Continuing development at Baltimore Peninsula (formerly Port Covington) and the former Locke Insulator site will bring additional changes to the population which are not yet captured in survey data.

(2) The availability of public facilities;

The area is well served by public facilities, and this trend is likely to continue as the Baltimore Peninsula is further developed and infrastructure continues to be built and refined.

(3) Present and future transportation patterns;

The proposed rezoning could increase density and therefore transportation needs in the future, but increased transportation needs are already anticipated due to ongoing development of Baltimore Peninsula.

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

The rezoning of the site is consistent with the ongoing development of Baltimore Peninsula.

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

The Planning Commission voted to recommend approval of the bill and the Board of Municipal and Zoning Appeals deferred to the Planning Commission's recommendation. The City agencies to which the bill was referred made the following recommendations:

Law Department	Favorable with Comments
Department of Housing & Community Development	Favorable
Planning Commission	Favorable
Board of Municipal & Zoning Appeals	Defers to the Planning Commission
Department of Transportation	No Objection
Baltimore Development Corporation	Favorable
Parking Authority of Baltimore City	Favorable

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

The 2015 South Baltimore Gateway Master Plan is the only plan for this site; it includes the site in its recommendation to seek mixed-use development at Port Covington.

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

The general area includes a wide variety of uses including a marina, restaurant, office, cruise terminal and industrial uses.

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

The site is adjacent to PC-2, MI, and I-2 uses. The I-2 uses are the recently completed Baltimore Gas and Electric (BGE) replacement facility.

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

The property is suitable for industrial uses as well as a variety of other mixed uses.

- (10) The trend of development, if any, in the general area of property in question, including changes, if any, that have taken place since the property in question was placed in its present classification;

The area to the west has undergone a substantial change due to the development of Baltimore Peninsula. This trend is anticipated to continue.

- (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:

Not applicable.

- (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:

Not applicable.

SOURCE OF FINDINGS (Check all that apply):

Planning Commission's report, dated May 10, 2024 including the Planning Commission's Staff Report dated May 9, 2024.

Testimony presented at the Committee hearing.

Oral – Witness:

- Elena DiPietra, Law Department
- Jason Wright, Department of Housing and Community Development
- Eric Tiso, Planning Commission
- Ty'lor Schnella, Mayor's Office on behalf of Board of Municipal & Zoning Appeals
- Luciana Diaz, Department of Transportation
- Mica Fetz, Baltimore Development Corporation
- Arco Sen, Parking Authority of Baltimore City

Written:

- Law Department, Agency Report – Dated July 15, 2024
- Department of Housing and Community Development, Agency Report – Dated July 23, 2024
- Board of Municipal and Zoning Appeals, Agency Report – Dated February 29, 2024
- Department of Transportation, Agency Report – Dated March 27, 2024
- Baltimore Development Corporation, Agency Report – Dated March 28, 2024
- Parking Authority of Baltimore City, Agency Report – Dated April 30, 2024

COMMITTEE MEMBERS VOTING IN FAVOR

Danielle McCray, Chair

Sharon Green Middleton

Robert Stokes

Isaac "Yitzy" Schleifer

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