

WAYS AND MEANS COMMITTEE

FINDINGS OF FACT

City Council Bill No. 24-0557

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 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 (Principal Use) 1200 Brentwood 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:**

The bill authorizes the operation of a principal use parking lot on the property known as 1200 Brentwood Avenue. The site is sufficient for the proposed parking lot. The parking lot will not impair land use in the area and will support the immediate neighborhood and will not negatively impact public health, safety or welfare.

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

This site is located within the Johnston Square URP, which designates the property in the "Residential" use area. No other law or Urban Renewal Plan precludes the use of this property as a parking lot.

3. the authorization **would not** be contrary to the public interest **for the following reasons:**

Use of this property as a parking lot is in the public interest because the lot will serve fifteen (15) teacher housing units which will collectively be known as Teachers Square.

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

The authorization 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 relevant):**

1. the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;

The property is an unimproved, rectangular, 0.205-acre lot. The property measures 118' by 75'.

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

The parking lot will provide off-street parking spaces to serve forty-five (45) new Johnston Square residents. Currently there is an abundance of off-street parking in the area, 124 new dwelling units are proposed over the next two years. The parking lot will serve as an amenity to residents.

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

The surrounding area is residential in character, with pockets of C-1 Commercial Zoning through the center of the neighborhood. The western edge of the neighborhood has Industrial Mixed-Use Zoning and Johnston Square is located two blocks to the east. It is unlikely that the proposed use would impair its present and future development in the surrounding area.

4. the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

The site is within proximity of the Hallelujah Baptist Church. Also, coming soon will be a branch of the Enoch Pratt Free Library just down the street.

5. accessibility of the premises for emergency vehicles;

There is adequate accessibility for emergency vehicles,

6. accessibility of light and air to the premises and to the property in the vicinity;

There is adequate accessibility of light and air to the premises.

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

There are adequate utilities, roads, drainage, and other necessary facilities.

8. the preservation of cultural and historic landmarks and structures;

The construction and maintenance of a parking lot will not impact the preservation of cultural or historic landmarks.

9. the character of the neighborhood;

The residential neighborhood is compatible with the parking lot and will increase the availability of street parking for Johnston Square residents.

10. the provisions of the City's Comprehensive Master Plan;

While consistent with provisions of the City's Comprehensive Master Plan, the proposed use is not prevented or limited by any Urban Renewal Plan.

11. the provisions of any applicable Urban Renewal Plan;

The proposed use is not prevented or limited by any Urban Renewal Plan.

12. all applicable standards and requirements of this Code;

The project requires no further zoning relief and meets all applicable standards and requirements of the Zoning Code.

13. the intent and purpose of this Code; and

The proposed use is consistent with the intent and purpose of the Zoning Code.

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

The Rebuild Johnston Square Neighborhood supports the approval to grant the requested conditional use for the parking lot. 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 August 2, 2024 including the Planning Commission's Staff Report dated August 1, 2024.

[X] Testimony presented at the Committee hearing.

Oral – Witness:

- Elena DiPietra, Law Department
- Caitlin Audette, Planning Commission
- Luciana Diaz, Department of Transportation
- Jason Wright, Department of Housing and Community Development
- Ty'lor Schnella, Mayor's Office on behalf of Baltimore Development Corporation
- Ty'lor Schnella, Mayor's Office on behalf of the Parking Authority of Baltimore City
- Sean Eames, Fire Department
- Ty'lor Schnella, Mayor's Office on behalf of the Board of Municipal and Zoning Appeals

Written:

- Law Department, Agency Report – Dated August 5, 2024
- Department of Housing and Community Development, Agency Report – August 6, 2024
- Baltimore Development Corporation, Agency Report – Dated August 2, 2024
- Department of Transportation, Agency Report – Dated July 26, 2024
- Fire Department, Agency Report – Dated June 28, 2024
- Board of Municipal and Zoning Appeals, Agency Report – Dated July 9, 2024
- Parking Authority of Baltimore City, Agency Report – Dated July 18, 2024

COMMITTEE MEMBERS VOTING IN FAVOR

Eric T. Costello, Chair

Danielle McCray

Sharon Green Middleton

Robert Stokes

Isaac "Yitzy" Schleifer

Kristerfer Burnett