

# ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

## FINDINGS OF FACT

### City Council Bill No: 24-0478

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 - 1214-1224 HOLLINS STREET, 21-23 SOUTH CAREY STREET, AND 14 SOUTH STOCKTON STREET**

Upon finding as follows with regard to:

- (1) Population changes;
  - a. The Hollins Market area has seen a population decline of over 200 residents from the 2010 to the 2020 census. This has been seen primarily among young families and seniors leaving the area.
- (2) The availability of public facilities;
  - a. The area is well-served by public facilities, with infrastructure improvements anticipated in conjunction with IIA initiatives. The existing infrastructure will support a wide range of potential redevelopment options.
- (3) Present and future transportation patterns;
  - a. The Department of Transportation supports this bill and does not see any impact to its services or operations as a result. Future population in this area will be well served by future transportation projects such as the red-line which will have a nearby stop.
- (4) Compatibility with existing and proposed development for the area;
  - a. This would be consistent with the proposed development in the area and aligned with community needs.
- (5) The recommendations of the City agencies and officials, including the Baltimore City Planning Commission and the Board of Municipal and Zoning Appeals;

City Solicitor	Approve for form and sufficiency
Dept of Housing & Community Development	Favorable
Baltimore Development Corporation	Favorable
Parking Authority	Favorable

Dept of Transportation	No Objection
BMZA	Defers to Planning
Planning Commission	Favorable with amendment

- (6) The proposed amendment’s relationship to and consistency with the City’s Comprehensive Master Plan.
  - a. This bill is consistent with the City’s Master Plan – the new dwelling units will support the live category of the plan – helping to attract and retain new residents.
  
- (7) Existing uses of property within the general area of the property in question;
  - a. The block has one exclusively commercial property and several single-family properties – it also contains several non-conforming properties with storefronts from the previous zoning designation.
  
- (8) The zoning classification of other property within the general area of the property in question;
  - a. There is a mix of zoning in the area – this block and others to the south and west are zoned R-8 with the mechanic shop on the block zoned C-1. There is also C-1 & C-2 zoning surrounding the Hollins Market and West Baltimore Street.
  
- (9) The suitability of the property in question for the uses permitted under its existing zoning classification;
  - a. Properties on this block have had to undergo emergency demolition to address safety concerns. This indicates that the current zoning is not supportable and that the property would be better used under a different zoning designation that meets the needs of the community.
  
- (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;
  - a. There has been development in this area that has been trending to larger mixed-use C-1 properties.
  
- (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:
  - a. A shrinking population in the area as well as significant disinvestment has led to these residential areas no longer being supportable as single-family dwellings.  
Trend toward other
  
- (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:

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Report – Planning Commission’s report, dated April 4, 2024

[X] Testimony presented at the Committee hearing.

Oral – Witness:

- Hilary Ruley – Law Department
- Eric Tiso – Planning Commission
- David Garza – Baltimore Development Corporation
- Jason Wright - Department of Housing and Community Development
- Luciano Diaz– Department of Transportation
- Ty’lor Schnella – Mayor’s Office of Government Relations
- Kris Misage – Parking Authority

Written:

- Planning Department Staff Report – Dated February 4, 2024
- Baltimore Development Corporation Report – Dated February 27, 2024
- Department of Transportation, Agency Report – Dated February 7, 2024
- Board of Municipal and Zoning Appeals, Agency Report – Dated January 9, 2024
- Law Department, Agency Report – Dated May 6, 2024
- Department of Housing and Community Development, Agency Report – Dated April 25, 2024
- Parking Authority, Agency Report – Dated March 7, 2024

**COMMITTEE MEMBERS VOTING IN FAVOR**

**Sharon Green Middleton, Chair**

**Odette Ramos**

**Robert Stokes**

**John Bullock**

**Antonio Glover**

**Mark Conway**

**Ryan Dorsey**