

ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

FINDINGS OF FACT

City Council Bill No: 24-0581

MOTION OF THE CHAIR OF THE WAYS & 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 SECTION 5-508 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING:

Rezoning – Rezoning – 200 North Central Ave

Upon finding as follows with regard to:

- (1) Population changes;
 - a. The area has seen a decrease in population between the 2010 & 2020 census. However recent development north of the property will likely lead to an increase in population.
- (2) The availability of public facilities;
 - a. The area is well-served by public facilities.
- (3) Present and future transportation patterns;
 - a. The Department of Transportation supports this bill and with the Department of Planning does not foresee any major changes to the traffic in the area.
- (4) Compatibility with existing and proposed development for the area;
 - a. This would be consistent with the proposed development in the area. The area's PSO (Perkins, Somerset, Oldtown) Transformation Plan calls for this rezoning. The Planning Department is supporting an amendment to the bill that would include an additional address to this rezoning.
- (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 rezoning will not impact any relevant or currently proposed plan.
- (7) Existing uses of property within the general area of the property in question;
 - a. The area around the property currently includes fast food, senior housing, a public library, secondary school & multi-family housing.
- (8) The zoning classification of other property within the general area of the property in question;
 - a. There are properties zoned C-2 & R-10 along Orleans Street & to the south properties are zoned R-8
- (9) The suitability of the property in question for the uses permitted under its existing zoning classification;
 - a. The property is a former city school which agency reports believe is well suited for C-2 purposes including multi-family residences.
- (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 is a trend of increasing development in the area driven by the PSO Transformation plan which will include new multi-family housing, a grocery store, and a park.
- (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 dynamic population that has seen some decline in recent years but is positioned to see increased density with the proposed development currently happening in the area.
- (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 Memo, dated September 13, 2024

[X] Testimony presented at the Committee hearing.

Oral – Witness:

- Desiree Luckey – Department of Law
- Eric Tiso – Department of Planning
- Jason Wright - Department of Housing and Community Development
- Christian McNeill – Department of Transportation
- Ty’lor Schnella – Mayor’s Office of Government Relations
- Kris Misage – Parking Authority

Written:

- Planning Department Staff Report – Dated September 12, 2024
- Baltimore Development Corporation Report – Dated September 25, 2024
- Department of Transportation, Agency Report – Dated September 3, 2024
- Board of Municipal and Zoning Appeals, Agency Report – Dated August 27, 2024
- Law Department, Agency Report – Dated October 4, 2024
- Department of Housing and Community Development, Agency Report – Dated October 8, 2024
- Parking Authority, Agency Report – Dated September 25, 2024

COMMITTEE MEMBERS VOTING IN FAVOR

Eric Costello, Chair

Sharon Green Middleton

Robert Stokes

Danielle McCray