

LAND USE AND TRANSPORTATION COMMITTEE

FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE:
THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A
PLANNED UNIT DEVELOPMENT FOR

City Council Bill No. 17-0015

Planned Unit Development – Designation – The Fox Building

According to the Baltimore City Zoning Code, agency reports and public testimony an amendment to a Planned Unit Development is being granted under:

Title 9-112

After consideration of:

- (1) the standards in Title 14 (Conditional Uses) of this article governing conditional uses; and
- (2) the plans for the Planned Unit Development are in general conformance with:
 - (A) all elements of the Master Plan; and
 - (B) the character and nature of existing and contemplated development in the vicinity of the proposed Planned Unit Development;
- (3) the Planned Unit Development will preserve unusual topographic or natural features of the land;
- (4) the design of the Planned Unit Development will best utilize and be compatible with the topography of the land;
- (5) the physical characteristics of the Planned Unit Development will not adversely affect:
 - (A) future development or the value of undeveloped neighboring areas; or
 - (B) the use, maintenance, or value of neighboring areas already developed;

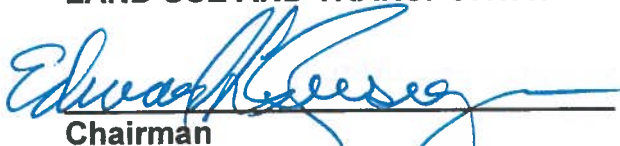
- (6) with respect to availability of light, air, open space, and street access, the Planned Unit Development will secure for its residents and neighboring residents substantially the same benefits as would be provided by application of the basic district regulations;
- (7) with respect to fire, health hazards, and other dangers, the Planned Unit Development will secure for its residents and neighboring residents substantially the same protection as would be provided by application of the basic district regulations; and
- (8) the Planned Unit Development will permit design features that would not be possible by application of the basic district regulations.

Title 14-204

Upon finding that:

- (1) the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
- (2) the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization is not otherwise in any way contrary to the public interest; and
- (4) the authorization is in harmony with the purpose and intent of this article

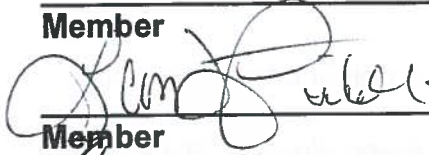
LAND USE AND TRANSPORTATION COMMITTEE:



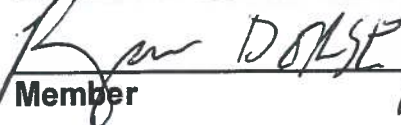
 Chairman



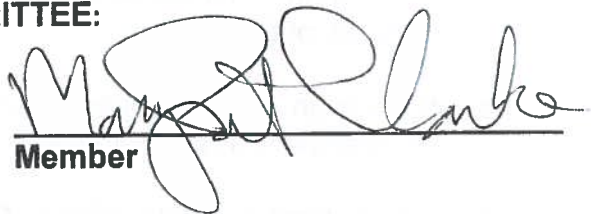
 Member



 Member



 Member



 Member

 Member

 Member

 Member