

# LAND USE COMMITTEE

## FINDINGS OF FACT

### City Council Bill No: 19-0427

MOTION OF THE CHAIR OF THE LAND USE 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 THE REZONING OF:

### Rezoning - 1020 West Pratt Street

Upon finding as follows with regard to:

(1) Population changes;

Population estimates from the American Community Surveys from 2016-2017 have shown only minor changes, which do not affect this rezoning.

(2) The availability of public facilities;

The property is well served by public facilities, which will continue into the future.

(3) Present and future transportation patterns;

The rezoning will not negatively impact the surrounding streets. The property is positioned along the West Pratt Street corridor, with access to major streets in this area, and more significant highways nearby.

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

The IMU-1 zone will recognize the existing building as being a non-residential building in form, and will continue to integrate it into the surrounding neighborhood.

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

The City agencies to which the bill was referred made the following recommendations:

Planning Commission	Unfavorable
Board of Municipal and Zoning Appeals	Unfavorable
Department of Transportation	No Objection
City Solicitor	Favorable with Comments
Department of Housing and Community Development	Defers to Planning Commission
Baltimore Development Corporation	Favorable

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

The rezoning will implement the zoning for the property called for in the Poppleton Urban Renewal Plan.

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

The property is on the West Pratt Street corridor, which divides the Hollins Market residential neighborhood on the north side of the street from the commercial/industrial uses on the south side of the street (the Mt. Clare Junction shopping center and the B&O Museum).

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

The residential neighborhood on the north side of the West Pratt Street corridor is currently zoned R-8 residential, with C-2 and C-3 commercial zoning on the south side of West Pratt Street.

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

The existing building on the property is non-residential in form and is currently vacant. IMU Industrial Mixed-Use Zoning Districts are intended to encourage the reuse of older industrial buildings for light industrial use, as well as a variety of non-industrial uses. The building is a very good example of why the IMU districts were created, and the rezoning will allow for its reuse.

- (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;

The rezoning of the subject property is one of several proposed rezonings called for by the amendment to the Poppleton Urban Renewal Plan enacted on September 25, 2019. Most notably the rezoning to BSC associated with the proposed repeal of the University of Maryland BioPark Planned Unit Development (PUD) in CCB #19-0399, the proposed IMU-1 zoning for 875 Hollins Street, and the C-1 commercial zoning for 129-131 South Schroeder Street in CCB #19-0367. All of these rezonings are needed to support changes in development in the area, or to correct omissions in the comprehensive rezoning of the City.

- (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:

*Intentionally left blank.*

- (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:

Prior to 2017 the property was zoned M-1-2, a light manufacturing district. The area surrounding the property was previously zoned R-8, a residential district under the prior Zoning Code. The residential area is now zoned R-8, a similar "rowhouse residential" district under the current Zoning Code. In the 2017 comprehensive rezoning process, the subject property was inexplicably zoned R-8 along with the surrounding area, instead of retaining its previous industrial designation.

The building on the property was constructed in 1925, and originally housed a Montgomery Ward shirt factory. Later, it was the home of the Baltimore Envelope Factory. The building is currently vacant. The property has never been used for residential use.

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Report – Planning Commission’s report, dated September 13, 2019, which included the Department of Planning Staff Report, dated September 12, 2019.

[X] Testimony presented at the Committee hearing

Oral – Witness:

- Eric Tiso, Planning Department
- Hilary Ruley, Law Department
- Representatives of other reporting agencies
- Alyssa Domzal, Representative for the Applicant

Written:

- Board of Municipal and Zoning Appeals, Agency Report – Dated June 29, 2020
- Law Department, Agency Report – Dated October 23, 2019
- Department of Transportation, Agency Report – Dated October 28, 2019
- Department of Housing and Community Development, Agency Report – Dated July 17, 2020
- Baltimore Development Corporation, Agency Report – Dated September 17, 2019
- Ballard Spahr LLP, CCB 19-0427 – Rezoning of 1020 West Pratt Street, Additional Background Information – Received July 28, 2020

**COMMITTEE MEMBERS VOTING IN FAVOR**

Edward Reisinger, Chair  
Shannon Sneed, Vice Chair  
Mary Pat Clarke  
Eric Costello  
Ryan Dorsey  
Sharon Green Middleton  
Robert Stokes