

ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

FINDING OF FACTS

City Council Bill No: 21-0012

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 THE REZONING OF:

Rezoning - 1214-20 Hull Street

Upon finding as follows with regard to:

1. Population changes - The 2020 Census data has not been released, however the Locust Point neighborhood has seen continued growth in both residential, commercial and office uses since the last Census. The rezoning reflects the trend to a mixed use community by recognizing the historic use of the building for offices
2. Public Facility availability - The area is well served with adequate public facilities with no projected upgrades needed in the immediate future
3. Present and future transportation - Locust Point's existing transportation network has been upgraded with the addition of a Circulator providing an additional public transportation option for office workers
4. Compatibility with existing and future development - The rezoning would continue an existing office use that has been in the neighborhood without incident for over 35 years. In that time, a number of industrial buildings in the Locust Point neighborhood have been converted to high density mixed use developments such as Silo Point and McHenry Row or replaced with townhouse developments. The office uses street parking during the day when the on-street parking demand is minimal

5. City Agency Recommendations - Planning Commission, BMZA and BDC were favorable. All other agencies had no objection
6. Consistency with City's Comprehensive Plan - The rezoning is consistent with the Plan's goal to retain existing businesses, in this case a long established engineering company as well as encouraging mixed use neighborhoods. In addition, one goal of Transform Baltimore was to recognize existing land uses and minimize non-conforming uses that could jeopardize financing or reuse opportunities.
7. Existing Uses - The immediate Locust Point neighborhood contains a diverse set of residential, commercial and industrial uses in a variety of zoning classifications. The proposed O-R zone will accurately reflect the actual use of the building.
8. Zoning classification - The diverse uses stated above result in a mix of zoning classifications from I-1 and 2, IMU, O-R, R-8, C-2 and OS along with several Planned Unit Developments. The proposed zoning classification is consistent with this pattern
9. Suitability - The original union hall was built as an office building and the adjacent building was formerly a grocery store. They have been combined since the late 1980's as one seamless office building
10. Development trends - Locust Point has seen continued growth in residential, office and commercial uses in the last 20 years. The proposed rezoning reflects the existing land use consistent with that growth
11. Mistake - The Council failed to recognize the historic use of this property under Transform Baltimore and inadvertently created a non-conforming use contrary to one of the goals of Transform process