

4. COMPATIBILITY WITH EXISTING AND PROPOSED DEVELOPMENT FOR THE AREA;

5. THE RECOMMENDATIONS OF THE PLANNING COMMISSION AND THE BOARD OF MUNICIPAL AND ZONING APPEALS; AND

6. THE RELATION OF THE PROPOSED AMENDMENT TO THE CITY'S PLAN.

(3) THE CITY COUNCIL MAY grant the amendment based [upon] ON a finding that there [was a] WAS:

(I) A substantial change in the character of the neighborhood where the property is [located or that there was a] LOCATED; OR

(II) A mistake in the existing zoning classification. [The provisions of subsection (d) of this section relative to public hearings and official notice shall apply equally to all changes or amendments.]

(b) (1) The Mayor and City Council OF BALTIMORE shall refer proposed changes to [the district] A DISTRICT'S [boundary lines] BOUNDARIES to the Baltimore City planning commission and to the board of municipal AND zoning [appeals, and the] APPEALS.

(2) THE PLANNING commission and [board shall study] THE BOARD OF MUNICIPAL AND ZONING APPEALS SHALL:

(I) STUDY the proposed changes [with respect to the plan, the] IN RELATION TO:

1. THE PLAN;
2. THE needs of Baltimore [City, and the] CITY; AND
3. THE needs of the particular neighborhood in the vicinity of the proposed [changes, and shall report] CHANGES; AND

(II) REPORT to the Mayor and City Council their findings and recommendations.

(3) [Where the planning commission and board] IF THE PLANNING COMMISSION AND THE BOARD OF MUNICIPAL AND ZONING APPEALS recommend disapproval of the proposed changes TO A DISTRICT'S BOUNDARIES, [they shall require a favorable vote of] a majority of [all] the members of the City Council SHALL VOTE TO APPROVE THE CHANGES before [such] THE changes [in the district boundary lines shall become effective] CAN TAKE EFFECT.

(c) [An] WITHIN THE 12 MONTHS FOLLOWING A DENIAL ON THE MERITS OF AN APPLICATION FOR A RECLASSIFICATION OF A TRACT OR PARCEL OF LAND, THE CITY COUNCIL MAY NOT ACCEPT A NEW application for a reclassification [shall not be accepted for filing by the City Council if the application is for the reclassification] OF