

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland 21202

Meeting Minutes - Final

Land Use & Transportation Committee

Thursday, October 16, 2025

10:00 AM Du Burns Council Chamber, 4th floor, City Hall, Phone:
1-408-418-9388, Access code: Access code: 2339 563 3803,
Password: Public [https://bmore.webex.com/bmore/j.php?](https://bmore.webex.com/bmore/j.php?MTID=m1730f522b2692b591d43dfc4c27240fc)
MTID=m1730f522b2692b591d43dfc4c27240fc

Council Bills 25-0040, 25-0064, 25-0065, and 25-0082

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 6 - Ryan Dorsey, Sharon Green Middleton, Mark Parker, Paris Gray, John Bullock, and
Zac Blanchard
Absent 1 - Phylicia Porter

ROLL CALL

ITEMS SCHEDULED FOR PUBLIC HEARING

[25-0040](#) Zoning – Uses – Retail: Small Box Establishment

FOR the purpose of making small box discount retail stores a conditional use by approval of the Board of Municipal Zoning Appeals in all commercial zoning districts; setting use standards for new small box discount retail stores; and defining certain terms.

Sponsors: Sharon Green Middleton, Odette Ramos, Mark Parker, Ryan Dorsey, Mark Conway, James Torrence, Paris Gray, John Bullock, Phylicia Porter, Antonio "Tony" Glover, Zac Blanchard

A motion was made by Middleton that this Ordinance be Recommended Favorably with Amendment. The motion carried by the following vote:

Yes: 6 - Dorsey, Middleton, Parker, Gray, Bullock, and Blanchard

Absent: 1 - Porter

[25-0064](#) Zoning – Bulk and Yard Requirements - Amendments

FOR the purpose of amending certain bulk and yard requirements in residential zoning districts.

Sponsors: Paris Gray, Ryan Dorsey, Sharon Green Middleton, James Torrence, Zac Blanchard, Odette Ramos, Zeke Cohen, John Bullock, Phylicia Porter

A motion was made by Gray that this Ordinance be Recommended Favorably with Amendment. The motion carried by the following vote:

Yes: 5 - Dorsey, Parker, Gray, Bullock, and Blanchard

No: 1 - Middleton

Absent: 1 - Porter

[25-0065](#) Zoning – Eliminating Off-Street Parking Requirements

FOR the purpose of repealing requirements for providing a minimum number of off-street parking spaces per use type; setting certain parking maximums; and correcting, clarifying, and conforming related provisions and tables.

Sponsors: Zac Blanchard, Ryan Dorsey, Paris Gray, Zeke Cohen

A motion was made by Blanchard that this Ordinance be Recommended Favorably with Amendment. The motion carried by the following vote:

Yes: 5 - Dorsey, Parker, Gray, Bullock, and Blanchard

No: 1 - Middleton

Absent: 1 - Porter

[25-0082](#) Planned Unit Development – Amendment – Under Armour Headquarters

FOR the purpose of approving certain amendments to the Under Armour Headquarters Planned Unit Development; and providing for a special effective date.

Sponsors: Zac Blanchard

A motion was made by Blanchard that this Ordinance be Recommended Favorably with Amendment. The motion carried by the following vote:

Yes: 6 - Dorsey, Middleton, Parker, Gray, Bullock, and Blanchard

Absent: 1 - Porter

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC