
CITY OF BALTIMORE

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Mayor



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September 25, 2025

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 25-0082 – Planned Unit Development – Amendment – Under Armour Headquarters

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 25-0082 for form and legal sufficiency. The Bill would approve certain amendment to the Under Armour Headquarters Planned Unit Development (“Under Armour Headquarters PUD”). Specifically, the bill would remove elementary and secondary schools from the list of prohibited principal uses; modify a provision regarding which areas of the Planned Unit Development only permit residential use by expanding where only residential will be permitted and reducing the maximum dwelling count from 140 to 91 dwelling units total; and remove a provision restricting vehicle access along the south side of Areas E and VII, allowing vehicular access in this area.

Amendments to previously approved PUDs are categorized as either engineering corrections, minor changes, or major changes in accordance with Subtitle 4 of Title 13 of Article 32 of the City Code and must follow the corresponding approval procedure. City Code, Art. 32 § 13-102(b). This bill reduces the number of dwelling units by 49 units (a 35% decrease), which is a major change to the PUD. City Code, Art. 32 § 13-403(a)(1). The bill also changes the type, location, or arrangement of land use within the development by expanding where residential use is permitted. City Code, Art. 32 § 13-403(a)(3). Therefore, an ordinance is needed to approve these changes. Art. 32, § 13-403(b). Section 5-201 of Article 32 authorizes a member of the City Council to introduce a proposed ordinance to expressly approve, authorize, or amend a PUD. Baltimore City Code, Art. 32, § 5-201(a)(8).

The general approval standards applicable to new PUDs are also applicable to PUD amendments. *See* Art. 32 § 13-203 (explaining that the conditional use standards of §§ 5-405 (a) and 5-406 apply when reviewing a PUD, setting forth a number of additional factors that must be considered, and detailing required findings). City Council must consider the conditional use standards of Section 5-405, concerning the public interest and Section 5-406, which provides that the City Council may not approve a conditional use unless it finds the following:

1. The establishment, location, construction, maintenance or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
2. The authorization would not be contrary to the public interest; and
3. The use would not be precluded by any other law, including an applicable Urban Renewal Plan; and
4. The authorization would be in harmony with the purpose and intent of the Code.

Baltimore City Code, Art. 32, § 5-406(b).

In addition, the City Council is required to consider the following, where appropriate:

1. The nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;
3. The nature of the surrounding area and the extent to which the proposed use might impair its present or future development;
4. The proximity of dwellings, churches, schools, public structures, and other places of public gathering;
5. Accessibility of the premises for emergency vehicles;
6. Accessibility of light and air to the premises and to the property in the vicinity;
7. The type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
8. The preservation of cultural and historic landmarks and structures;
9. The character of the neighborhood;
10. The provisions of the City's Comprehensive Master Plan;
11. The provisions of any applicable Urban Renewal Plan;
12. All applicable standards and requirements of this Code;
13. The intent and purpose of this Code; and
14. Any other matters considered to be in the interest of the general welfare.

Baltimore City Code, Art. 32, § 5-406(a).

The City Council must also consider the following additional factors:

- i. Whether the PUD is in general conformance with all elements of the Comprehensive Master Plan, and the character and nature of existing and contemplated development in the vicinity of the proposed PUD;
- ii. Whether the PUD will preserve unusual topographic or natural features of the land, and the design of the PUD will best utilize and be compatible with the topography of the land;
- iii. Whether the physical characteristics of the PUD will not adversely affect future development or the value of undeveloped neighboring areas, or the use, maintenance, or value of neighboring areas already developed;
- iv. Whether the PUD will encourage innovative design features or adaptive reuse of structures that would not be possible by application of the basic district regulation; and
- v. Whether the PUD is compatible with any nearby industrial district.

Baltimore City Code, Art. 32, § 13-203(a)(2).

City Council may approve the amendment to the PUD if there are findings that:

1. The use is compatible with the surrounding neighborhood;
2. The use furthers the purpose of the proposed classification; and
3. The PUD master plan ensures that there will be no discordance with existing uses.

Baltimore City Code, Art. 32, § 13-203(b).

Planning Recommendations

The Planning Report notes that Planning staff finds that all of these requirements are met as outlined in the findings of fact provided by the applicant. However, facts should be supplemented at the hearing to better satisfy the approval standards cited above, including that the changes are in the public interest and are compatible with existing uses.

Procedural Standards

Finally, any bill that authorizes a change in a PUD is a “legislative authorization,” which requires that certain procedures be followed in the bill’s passage, including a public hearing. Baltimore City Code, Art. 32, §§ 5-501(2)(vii), 5-507, 5-601(a). Additionally, certain notice requirements apply to the Bill. Art. 32, § 5-601(b). Moreover, the Bill must be referred to certain City agencies, which are obligated to review the Bill in a specified manner. Art. 32, §§ 5-504, 5-506. Also, certain limitations on the City Council’s ability to amend the Bill apply. Art. 32, § 5-507(c).

Assuming all the procedural requirements discussed above are met, the Law Department can approve the Bill for form and legal sufficiency.

Sincerely,



Desiree Luckey

Assistant Solicitor

cc: Ebony Thompson, City Solicitor
Hilary Ruley, Chief Solicitor, General Counsel Division
Jeff Hochstetler, Chief Solicitor
Ashlea Brown, Chief Solicitor
Michelle Toth, Assistant Solicitor