

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 25-0082

Introduced by: Councilmember Blanchard
Introduced and read first time: July 21, 2025
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable, with Amendments
Council action: Adopted
Read second time: October 20, 2025

AN ORDINANCE CONCERNING

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.

BY authority of
Article - Zoning
Section 5-201(a) and Title 13
Baltimore City Revised Code
(Edition 2000)

Recitals

By Ordinance 09-103, the Mayor and City Council: (i) approved the application of Hull Point, LLC to have certain property located in Locust Point, consisting of 24.467 acres, more or less, designated as a mixed use Planned Unit Development; and (ii) approved the Development Plan submitted by the applicant.

By Ordinance 12-04, the Mayor and City Council approved the application of UA Locust Point Holdings, LLC, the successor by purchase to Hull Point, LLC, to: (i) amend the Development Plan previously approved by the Mayor and City Council; (ii) rename the Planned Unit Development; (iii) modify certain provisions regarding the allowable net leasable retail square footage, the net leasable area allowed for any single retail tenant, the allowable net leasable office square footage, the allowable retail square footage that may be converted to office square footage, and the aggregate net leasable square footage; (iv) correct a provision that restricted Area VII to residential use; (v) modify a provision for the height of all structures; (vi) modify a sign provision; and (vii) add a provision to the traffic impact requirements.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

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1 Cheers Building, LLC, the successor by purchase to UA Locust Point Holdings, LLC, wishes
2 to amend the provisions of the Planned Unit Development, as previously approved by the Mayor
3 and City Council, to: (i) remove elementary and secondary schools from the list of prohibited
4 principal uses; (ii) modify a provision regarding which areas of the Planned Unit Development
5 only permit residential use; (iii) modify a provision regarding the maximum total number of
6 dwelling units in areas that only permit residential use; and (iv) to remove a provision restricting
7 vehicle access at certain areas.

8 On July 8, 2025, representatives of Cheers Building, LLC, met with the Department of
9 Planning for a preliminary conference to explain the scope and nature of the proposed
10 amendments to the Planned Unit Development.

11 The representatives of Cheers Building, LLC, have now applied to the Baltimore City
12 Council for approval of these amendments intended to satisfy the requirements of Section
13 5-201(a) and Title 13 of the Baltimore City Zoning Code.

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the**
15 **Mayor and City Council approves the amendments to the Development Plan submitted by the**
16 **Developer, as attached to and made part of this Ordinance, including replacement Sheet 2,**
17 **"Proposed Development Plan", dated September 11, 2025.**

18 **SECTION 2. ~~1.~~ AND BE IT FURTHER ORDAINED,** That Sections 4(c) and (d) of Ordinance
19 09-103, as amended by Ordinance 12-04, are amended to read as follows:

20 **SECTION 4. AND BE IT FURTHER ORDAINED,** That in accordance with the provisions
21 of Title [9, Subtitles 1 and 4,] 13, the following uses are permitted within the Planned
22 Unit Development:

23 (c) The following uses are prohibited as principal uses in the Planned Unit
24 Development:

25 . . .
26 electrical and household appliance stores;
27 [elementary, secondary schools: nonprofit or publicly owned;
28 elementary, secondary schools: public or private;]
29 exterminators' shops;
30 . . .

31 (d) The following additional provisions apply to permitted uses in the Planned
32 Unit Development:

33 . . .
34 (6) Only residential use shall be permitted in Areas [A, B,] C and D and shall
35 be limited to a maximum of [140] 94 76 dwelling units total. No
36 residential use shall be permitted in Areas I, II, III, IV, V, VI, VII, E, F, G,
37 H, and J.

38 . . .
39 ~~[(14) No vehicular access shall be allowed on the south side of Areas E and~~
40 ~~VII, except for emergency. Subject to City approval, this access point will~~
41 ~~be blocked with removable bollards.]~~

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1 (14) No vehicular access shall be allowed [on the south side of] FROM
2 BEASON STREET OR HAUBERT STREET INTO Areas E and VII,
3 except for emergency. Subject to City approval, this access point
4 will be blocked with removable bollards.
5 ...

6 **SECTION 3. ~~2.~~ AND BE IT FURTHER ORDAINED,** That all plans for the construction of
7 permanent improvements on the property are subject to final design approval by the Planning
8 Commission to insure that the plans are consistent with the Development Plan and this
9 Ordinance.

10 **SECTION 4. ~~3.~~ AND BE IT FURTHER ORDAINED,** That in order to give notice to the agencies
11 that administer the City Zoning Ordinance, the Director of Finance shall transmit a copy of this
12 Ordinance to the Board of Municipal and Zoning Appeals, the Planning Commission, the
13 Commissioner of Housing and Community Development, the Supervisor of Assessments for
14 Baltimore City, and the Zoning Administrator.

15 **SECTION 5. ~~4.~~ AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date
16 it is enacted.

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Certified as duly passed this 27th day of October, 20 25



President, Baltimore City Council

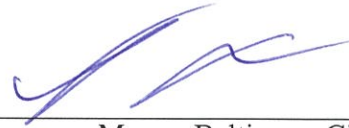
Certified as duly delivered to His Honor, the Mayor,

this 29th day of October, 20 25



Chief Clerk

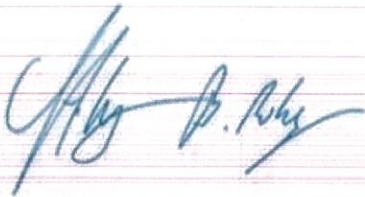
Approved this 3 day of December, 20 25



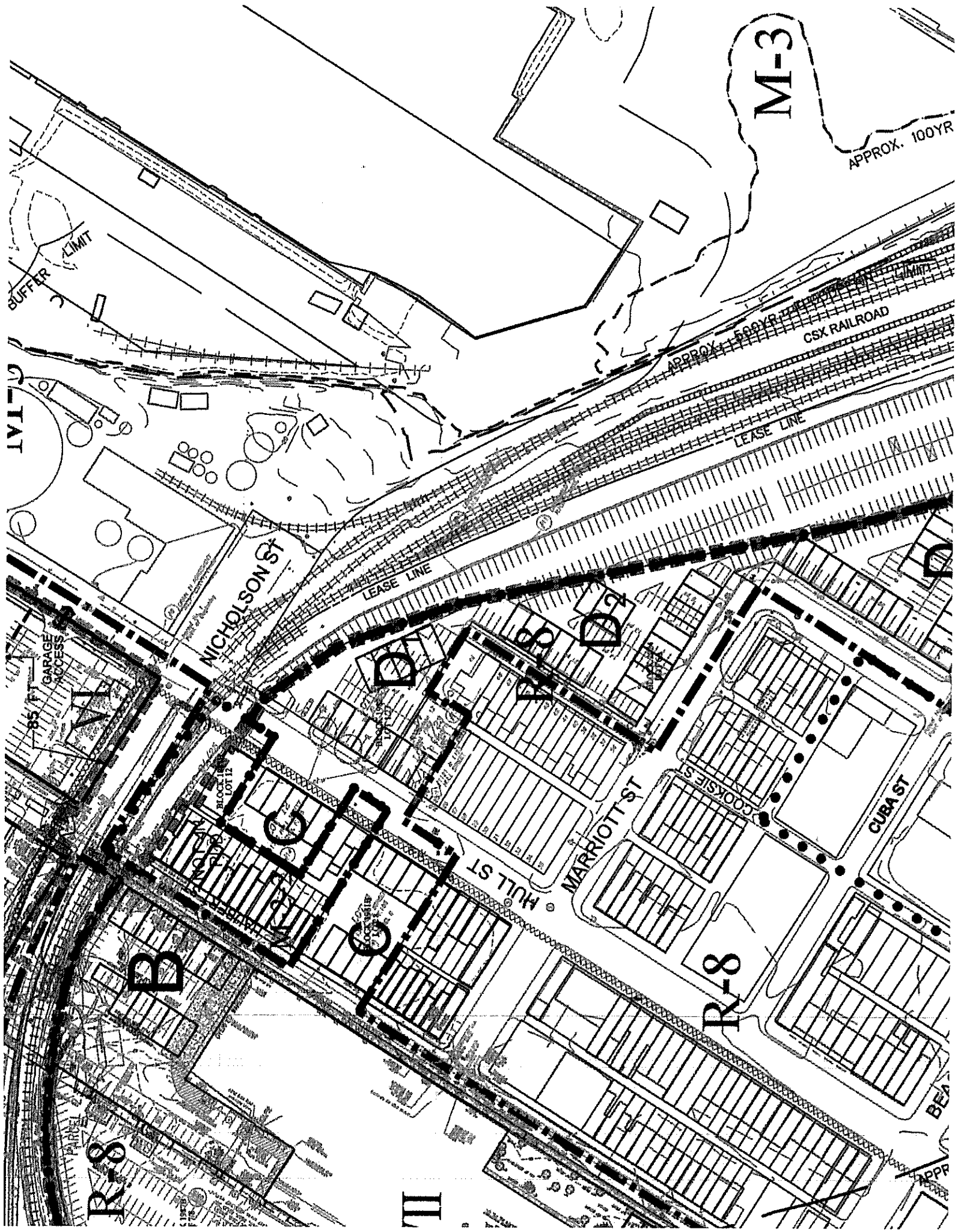
Mayor, Baltimore City

Approved for Form and Legal Sufficiency,

this 29th day of October, 2025



Chief Solicitor



M-3

APPROX. 100YR

CSX RAILROAD

LEASE LINE

LEASE LINE

NICHOLSON ST

MULL ST

MARRIOTT ST

CUBA ST

BEA

R-8

R-8B

R-8

II