



FROM	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #25-0074 / REPEAL OF ORDINANCE 06-222 – PLANNED UNIT DEVELOPMENT – 1100 WICOMICO STREET		

TO The Honorable President and  
Members of the City Council  
City Hall, Room 400  
100 North Holliday Street

DATE: July 7, 2025

At its regular meeting of June 5, 2025, the Planning Commission considered City Council Bill #25-0074, for the purpose of repealing Ordinance 06-222, which designated certain property located at 1100 Wicomico Street an Industrial Planned Unit Development; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #25-0074 and adopted the following resolution, with eight members being present (eight in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #25-0074 be **approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office  
The Honorable John Bullock, Council Rep. to Planning Commission  
Ms. Rebecca Witt, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Stephanie Murdock, DHCD  
Ms. Hilary Ruley, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Luciano Diaz, DOT  
Ms. Nancy Mead, Council Services



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

*Jon Laria, Chair; Eric Stephenson, Vice Chair*

### STAFF REPORT



Chris Ryer  
Director

**June 5, 2025**

**REQUEST:** City Council Bill #25-0074/ Repeal of Ordinance 06-222 – GFI Raleigh - 1100 Wicomico Street Planned Unit Development:

For the purpose of repealing Ordinance 06-222, which designated certain properties an Industrial Planned Unit Development known as GFI Raleigh - 1100 Wicomico Street; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Nicholas Chupein

**PETITIONER:** TTV Wicomico, LLC c/o Bif Browning

**OWNER:** TTV Wicomico, LLC

### **SITE/GENERAL AREA**

Site Conditions: This Planned Unit Development (PUD) was created for the 1100 Wicomico building in 2006, then under ownership of GFI Raleigh, LLC. The PUD covers a single 2.2-acre parcel (Block 0811, Lot 060) with an eight-story, 400,000 square-foot brick industrial building and a four-story, 258-space parking garage. Uses within the building include light industrial, office, art studios, and light food processing.

General Area: The parcel is located within the Pigtown neighborhood statistical area and the Carroll-Camden Urban Renewal Plan, at the north corner of the intersection of Ostend St and Wicomico Street. The underlying zoning district is IMU-1, as is the zoning within the URP, appropriate for a site that sits between residential and industrial uses. The adjoining properties on this block and the neighborhood to the north are zoned R-8 residential, containing typical Baltimore rowhomes, while areas to the south are zoned I-1 and I-2 for heavier industrial uses such as manufacturing and warehousing. The stadium district is located approximately three blocks to the east and the Pigtown Main Street commercial corridor sits approximately three blocks north.

### **HISTORY**

- Ordinance #06-222, Planned Unit Development - Designation - 1100 Wicomico Street, was approved on May 1, 2006.
- Ordinance #20-440, Urban Renewal - Carroll Camden - Renewal Area Designation and Urban Renewal Plan, was approved on December 7, 2020.

## CONFORMITY TO PLANS

The proposed action would not be inconsistent with any goal or objective of the Southwest Partnership Vision Plan (2015) or the City's Comprehensive Plan (2024).

## ANALYSIS

Article 32 – *Zoning* §13-205 provides for the repeal of PUDs:

“In determining whether to approve the repeal of a planned unit development, the Planning Commission and the City Council must find that:

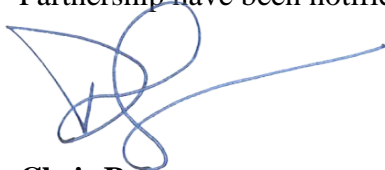
- (1) the repeal of the planned unit development is in the public interest; and
- (2) the approved final development plan of the planned unit development:
  - (i) has been substantially completed;
  - (ii) is no longer necessary in light of the property's underlying zoning;
  - (iii) is no longer consistent with the City's Master Plan; or
  - (iv) has been abandoned by the property owner.”

At the time of the enactment of the GFI Raleigh – 1100 Wicomico PUD in 2006, the zoning district for this property was M-2-2. The PUD was created for the purpose of allowing additional uses not permitted in M-2-2 to the existing building. Those uses were “Furniture stores – including upholstery as an accessory use; Offices – business, governmental and professional (other than accessory); and Woodworking and furniture making: custom.” During the Transform comprehensive rezoning, the property was rezoned from M-2-2 to IMU-1. Under IMU-1, the above uses are all permitted. Because the uses intended by the creation of the PUD are now available in the current IMU-1 zoning district by right, the PUD is no longer necessary, and per §13-205(2)(ii) it can be repealed.

### Equity:

The uses permitted by the PUD are allowed under the current underlying zoning conditions and upon repeal the existing uses will be allowed to continue lawfully. Therefore, this action will affect no evident change to the business tenants, and no visible impacts will be seen by the surrounding community. No additional staff time or resources will be devoted following the repeal of this PUD.

Notification: The Carroll Camden Business Association, Citizens of Pigtown, and Southwest Partnership have been notified of this action.



**Chris Ryer**  
**Director**