

**LAND USE & TRANSPORTATION COMMITTEE**

**FINDINGS OF FACT**

**City Council Bill No. 25-0101**

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 13-205 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A REPEAL OF A PLANNED UNIT DEVELOPMENT (PUD)FOR:

**Repeal of Ordinances 86-711 and 92-147 Planned Unit Development –Mount Clare Junction**

**IN GENERAL:**

*To approve the repeal of this PUD, the City Council has considered and finds that:  
(check to evidence consideration)*

the repeal of the planned unit development is in the public interest for the following reasons:

The Mount Clare Junction Planned Unit Development (PUD) was created in 1986 to support the development of a new anchor shopping center in the northwest corner of the Pigtown Neighborhood Statistical Area, bordering on the Hollins Roundhouse, Union Square, and Mount Clare communities, and serving the broader Southwest Baltimore area. Development was substantially completed by 1987. Active uses within this PUD include retail goods establishment (with and without alcohol sales), carry-out food shop, restaurant, personal services establishment, health care clinic, financial services, and office. The development plan does not include consideration for housing of any type. The PUD has not undergone any significant updates in its lifetime and currently does not reflect the changes from the 2017 Transform Baltimore Comprehensive Rezoning process. Repealing the law will continue to allow the uses currently at the shopping center and allow for additional uses such as housing to be permitted.

and finds that

- the repeal of the planned unit development is in the public interest; and
- the approved final development plan of the planned unit development:

*(check all that apply)*

- has been substantially completed;
- is no longer necessary in light of the property's underlying zoning;
- is no longer consistent with the City's Master Plan; or
- has been abandoned by the property owner.

SOURCE OF FINDINGS (Check all that apply):

Planning Commission's report, dated October 31, 2025, which included the Department of Planning Staff Report, dated October 21, 2025.

Testimony presented at the Committee hearing

Oral – Witness:

- Caitlin Audette, Planning Department
- Joseph Woolman – counsel to applicant
- Desiree Luckey – Law Department
- Justin Williams – Baltimore Municipal and Zoning Appeal Board
- Gabriel Stuart-Sikowitz – Department of Finance

Written:

Law Department, Agency Report – Dated January 6, 2026

Baltimore Municipal and Zoning Appeal Board Report – Dated October 29, 2025

Department of Finance, Agency Report – Dated January 27, 2026

Department of Transportation, Agency Report – Dated October 24, 2025

**COMMITTEE MEMBERS VOTING IN FAVOR**

**Ryan Dorsey, Committee Chair**

**Phylicia Porter**

**John Bullock**

**Zac Blanchard**

**Paris Gray**

**Mark Parker**