

City of Baltimore

Meeting Agenda - Final

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

Land Use & Transportation Committee

Thursday, February 12, 2026	9:00 AM	Virtual/Du Burns Council Chamber, 4th floor, City Hall, Phone: #1-408-418-9388, Access code: 2336 255 1438, Password: Public, Link: https://bmore.webex.com/bmore/j.php?MTID=me748f7f8ca55666a763f6275a4c1286f
-----------------------------	---------	--

25-0114, 25-0118, 25-0139 , 25-0066 (Work Session - No Testimony at the Session)

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ROLL CALL

ITEMS SCHEDULED FOR PUBLIC HEARING

[25-0114](#) Zoning – Uses – Smoke Shop

FOR the purpose of making smoke shops a conditional use by approval of the Board of Municipal and Zoning Appeals in all commercial zoning and mixed-use districts; setting use standards for smoke shops; making conforming changes; and defining certain terms.

Sponsors: Zac Blanchard, Mark Parker, Ryan Dorsey, Mark Conway, Paris Gray, John Bullock, Jermaine Jones, Antonio "Tony" Glover, Odette Ramos, Zeke Cohen

[25-0118](#) Planned Unit Development – Designation – Tivoli Eco-Village

FOR the purpose of approving the application of Urban Green LLC, acting as authorized agent of the owner of certain real property located at 2700-2798 Tivoli Avenue, 2701-2793 Tivoli Avenue, 2700-2770 Fenwick Avenue, 1701-1711 28th Street, 1811-1813 28th Street, 2700-2740 Hugo Avenue, and 2701-2735 Hugo Avenue, to have that property designated Planned Unit Development; and approving the Development Plan submitted by the applicant; and approving a special effective date.

Sponsors: Odette Ramos

[25-0139](#)

Zoning – Rezoning – Conditional Use Conversion to a Commercial
Composting Facility – 6101 Bowleys Lane

FOR the purpose of changing the zoning for the property known as 6101 Bowleys Lane (Block 6195, Lot 008), as outlined in red on the accompanying plat from the OIC Zoning District to the IMU 2 Zoning District; permitting, subject to certain conditions, the establishment, maintenance, and operation of a commercial composting facility on the same property; and providing for a special effective date.

Sponsors:

City Council President (Administration), Mark Parker

ITEMS SCHEDULED FOR WORKSESSION

[25-0066](#)

Zoning – Housing Options and Opportunity

FOR the purpose of amending certain provisions of the Baltimore City Zoning Code to promote increased development of low-density multi-family dwellings in certain residential districts; striking residential conversion standards for single-family dwellings into multi-family dwellings; amending certain permitted and conditional uses; amending certain bulk and yard standards; and defining certain terms.

Sponsors:

City Council President (Administration), Ryan Dorsey, Paris Gray, Zac Blanchard

Working Session - No Public Testimony at this session

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC