

LAND USE & TRANSPORTATION COMMITTEE

FINDINGS OF FACT

City Council Bill No. 25-0074

MOTION OF THE CHAIR OF THE LAND USE & 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 Ordinance 06-222 – Planned Unit Development – 1100 Wicomico Street

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 City Council has considered the site conditions, surrounding land uses, planning consistency, and testimony provided, and finds that the repeal of the 1100 Wicomico Street Planned Unit Development (Ordinance 06-222) is in the public interest. The PUD was originally adopted to allow uses not then permitted under the former M-2-2 zoning, but the property is now zoned IMU-1, which permits those uses by right. The existing light industrial, office, art studio, and light food-processing activities can continue lawfully, and the repeal will not disrupt business tenants or the surrounding residential and industrial community. This action conforms with the Southwest Partnership Vision Plan and the City's Comprehensive Plan and satisfies the requirements of Article 32, §13-205(2)(ii), as the approved final development plan is no longer necessary in light of the property's underlying zoning.

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 July 7, 2025, which included the Department of Planning Staff Report, dated June 5, 2025.

☒ Testimony presented at the Committee hearing

Oral – Witness:

- Eric Tiso, Planning Department
- Desiree Luckey, Law Department
- Stephanie Murdock, Department of Housing and Community Development

Written:

Department of Planning, Agency Report – Dated July 7, 2025

Planning Commission, Agency Report – Dated June 5, 2025

Department of Housing & Community Development, Agency Report – Dated August 25, 2025

Law Department, Agency Report – Dated August 27, 2025

COMMITTEE MEMBERS VOTING IN FAVOR

Ryan Dorsey, Chair

Sharron Green Middleton

Mark Parker

Paris Gray

John Bullock

Phylicia Porter

Zac Blanchard