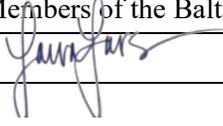




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Laura Larsen, Budget Director 
DATE	January 27 th , 2026
SUBJECT	City Council Bill 25-0101, Repeal of Ordinances 86-711 and 92-147 Planned Unit Development –Mount Clare Junction

Position: Does Not Oppose

The Department of Finance is herein reporting on City Council Bill 25-0101, Repeal of Ordinances 86-711 and 92-147 Planned Unit Development –Mount Clare Junction, the purpose of which is repealing Ordinance 86-711, as amended by Ordinance 92-147, which designated certain properties a Business Planned Unit Development known as Mount Clare Junction; and providing for a special effective date.

Background

City Council Bill 86-711 established a Business Planned Unit Development (PUD) known as Mount Clare Junction. This was amended by City Council Bill 92-147. City Council Bill 25-0101 repeals these prior ordinances which means that the Mount Clare Junction properties would no longer be governed by the special PUD rules, instead, the properties would revert to the underlying zoning established in the City's zoning code.

Fiscal Impact

The fiscal impact of this legislation cannot be accurately estimated. However, repealing the PUD would remove existing obstacles for the development of mixed-used and residential projects. The proposed change would allow future projects to potentially add additional housing on areas currently restricted for commercial purpose and could also promote additional economic growth in those areas. The Department of Finance believes that this change could lead to increased economic activity promoting improvements to the City's income taxable base and property values.

Conclusion

City Council Bill 25-0101 serves as a procedural action to remove the outdated Planned Unit Development designation for Mount Clare Junction. By repealing the prior ordinances, the bill restores the site to its standard zoning status, allowing future development or redevelopment to proceed under current citywide zoning regulations. The Department of Finance does not make financial projections for ordinances pertaining to the zoning of a single property.

For the reasons stated above, the Department of Finance does not oppose City Council Bill 25-0101.

cc: Michael Mocksten
Nina Themelis