



FROM	NAME & TITLE	Eric W. Tiso,  Director of Development Oversight and Project Support	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Planning 8 th Floor, 417 East Fayette Street		
	SUBJECT	City Council Bill #25-0101 / Repeal of Ordinances 86-711 and 92-147 Planned Unit Development –Mount Clare Junction		

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

DATE: October 31, 2025

At its regular meeting of October 31, 2025, the Planning Commission considered City Council Bill #25-0101, for the purpose of 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.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #25-0101 and adopted the following resolution:

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #25-0101 be **approved** by the City Council.

If you have any questions, please contact me at eric.tiso@baltimorecity.gov or by phone at 410-396-8358.

attachment

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



Brandon M. Scott
Mayor

PLANNING COMMISSION

Jon Laria, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Tim Keane
Director

October 21, 2025

REQUEST: City Council Bill #25-0101 / Repeal of Ordinances 86-711 and 92-147 Planned Unit Development –Mount Clare Junction:

For the purpose of 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.

RECOMMENDATION: Approval

STAFF: Nicholas Chupein

PETITIONER: Carlye Next, LLC c/o Joseph R. Woolman, III, Esq., Silverman Thompson Slutkin White

OWNER: Carlye Next, LLC

SITE/GENERAL AREA

Site Conditions: 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. The approximate boundaries of this PUD are West Pratt Street on the North, South Carey Street on the West, the B&O railroad corridor, West Ostend Street, and James Street to the South, and the B&O Railroad Museum campus to the East. The original boundaries covered 31.489± acres, and the development plan includes over 400,000 square feet of retail and office space. There is parking for approximately 700 cars over three lots and 60 buses.

The intention of the PUD was to develop a shopping center that complimented the existing B&O Railroad Museum in design and operation. 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.

General Area: The parcel is located within the Washington Village Urban Renewal Plan. The URP simply refers this area to the Mount Clare Junction PUD in the zoning map. The underlying zoning district is C-3 (primarily for the shopping center parcels), C-2, and R-8. Blocks to the North, West, and South of the PUD are largely typical Baltimore rowhome districts, zoned R-8, and the B&O Railroad Museum campus, to the East, is zoned C-2.

HISTORY

- Ordinance #86-711, Zoning – Planned Unit Development, Mount Clare Junction, established the PUD and development plan, and was approved on June 27, 1986.
- Ordinance #92-147, Zoning – Planned Unit Development – Mount Clare Junction, amended the development plan to add a liquor store as an allowed and restricted use within the PUD, was approved on November 9, 1992.

Prior to Transform Baltimore in 2017, the underlying zoning category for the majority of the site was B-2-2, with two undeveloped parcels south of the tracks designated as R-8. After Transform Baltimore, the underlying zoning category is C-3 for the primary shopping center, C-2 for the railroad corridor, and R-8 for the two parcels south of the tracks.

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.”

The original development plan, approved in 1986, was substantially built by the end of 1987. Therefore, this action is in accordance with application standard §13-205(2)(i).

Additionally, during the Transform Baltimore comprehensive rezoning, the development parcels containing the shopping center were rezoned from B-2-2 to C-3. Under C-3, all existing uses are all permitted (with one instance of Retail Goods Establishment (with alcohol sales) being conditional use by ordinance). Because the PUD has not undergone a major change in its lifetime, the language was never updated to reflect the current zoning code and refers to use categories that do not exist today.

The PUD language prohibits a list of uses that were permitted in B-2-2 at the time it was enacted, namely blood donation centers, hotels, motels, and religious institutions. Liquor stores were initially prohibited, but later allowed as per amendment #92-147. These uses are allowed under C-3 and would therefore be permitted upon repeal. Each of these restrictions are largely due to perceived nuisances at the time, but which are seen as detrimental in community planning today.

Some additional uses that were not in B-2-2 in 1986 were allowed in the PUD language, among them dry cleaning establishment, mail order houses, printing and publishing, restaurants with live entertainment, and some additional uses with restrictions to location based on the

development plan sites. All of these additional permitted uses are allowed under the current C-3 zoning district. Because the uses intended by the creation of the PUD are now largely available in the current C-3 zoning district by right, the PUD is no longer necessary, and repeal is in accordance with application standard §13-205(2)(ii).

Equity:

The uses permitted by the PUD are largely allowed under the current underlying zoning conditions and upon repeal the existing uses will be allowed to continue lawfully. Therefore, this action will have little evident change to the business tenants, and no visible impacts will be seen by the surrounding community on its face. Following the repeal of this PUD, each parcel will need to follow the requirements of the underlying zoning district, and routine development processes for any future redevelopment that may be proposed. The repeal of the PUD removes a barrier to mixed-use redevelopment with a housing component. Future redevelopment of additional housing units in this location will serve the public by filling demand for housing in this area and support neighborhood economic development. No additional staff time or resources will be devoted following the repeal of this PUD.

Notification: Citizens of Pigtown, the Mount Clare Community Council, the Union Square Association, the Hollins Roundhouse Association, the Barre Circle Community Association, and the Southwest Partnership have been notified of this action.



Tim Keane
Director