

CITY OF BALTIMORE
COUNCIL BILL 25-0082
(First Reader)

Introduced by: Councilmember Blanchard

Introduced and read first time: July 21, 2025

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Department of Housing and Community Development, Board of Municipal and Zoning Appeals, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment – Under Armour Headquarters**

3 FOR the purpose of approving certain amendments to the Under Armour Headquarters Planned
4 Unit Development; and providing for a special effective date.

5 BY authority of

6 Article - Zoning

7 Section 5-201(a) and Title 13

8 Baltimore City Revised Code

9 (Edition 2000)

10 **Recitals**

11 By Ordinance 09-103, the Mayor and City Council: (i) approved the application of Hull
12 Point, LLC to have certain property located in Locust Point, consisting of 24.467 acres, more or
13 less, designated as a mixed use Planned Unit Development; and (ii) approved the Development
14 Plan submitted by the applicant.

15 By Ordinance 12-04, the Mayor and City Council approved the application of UA Locust
16 Point Holdings, LLC, the successor by purchase to Hull Point, LLC, to: (i) amend the
17 Development Plan previously approved by the Mayor and City Council; (ii) rename the Planned
18 Unit Development; (iii) modify certain provisions regarding the allowable net leasable retail
19 square footage, the net leasable area allowed for any single retail tenant, the allowable net
20 leasable office square footage, the allowable retail square footage that may be converted to office
21 square footage, and the aggregate net leasable square footage; (iv) correct a provision that
22 restricted Area VII to residential use; (v) modify a provision for the height of all structures;
23 (vi) modify a sign provision; and (vii) add a provision to the traffic impact requirements.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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1 Cheers Building, LLC, the successor by purchase to UA Locust Point Holdings, LLC, wishes
2 to amend the provisions of the Planned Unit Development, as previously approved by the Mayor
3 and City Council, to: (i) remove elementary and secondary schools from the list of prohibited
4 principal uses; (ii) modify a provision regarding which areas of the Planned Unit Development
5 only permit residential use; (iii) modify a provision regarding the maximum total number of
6 dwelling units in areas that only permit residential use; and (iv) to remove a provision restricting
7 vehicle access at certain areas.

8 On July 8, 2025, representatives of Cheers Building, LLC, met with the Department of
9 Planning for a preliminary conference to explain the scope and nature of the proposed
10 amendments to the Planned Unit Development.

11 The representatives of Cheers Building, LLC, have now applied to the Baltimore City
12 Council for approval of these amendments intended to satisfy the requirements of Section
13 5-201(a) and Title 13 of the Baltimore City Zoning Code.

14 **SECTION 1. AND BE IT FURTHER ORDAINED**, That Sections 4(c) and (d) of Ordinance
15 09-103, as amended by Ordinance 12-04, are amended to read as follows:

16 **SECTION 4. AND BE IT FURTHER ORDAINED**, That in accordance with the provisions
17 of Title [9, Subtitles 1 and 4,] 13, the following uses are permitted within the Planned
18 Unit Development:

19 (c) The following uses are prohibited as principal uses in the Planned Unit
20 Development:

21 . . .
22 electrical and household appliance stores;
23 [elementary, secondary schools: nonprofit or publicly owned;
24 elementary, secondary schools: public or private;]
25 exterminators' shops;
26 . . .

27 (d) The following additional provisions apply to permitted uses in the Planned
28 Unit Development:

29 . . .
30 (6) Only residential use shall be permitted in Areas [A, B,] C and D and shall
31 be limited to a maximum of [140] 91 dwelling units total. No residential
32 use shall be permitted in Areas I, II, III, IV, V, VI, VII, E, F, G, H, and J.
33 . . .
34 [(14) No vehicular access shall be allowed on the south side of Areas E and
35 VII, except for emergency. Subject to City approval, this access point will
36 be blocked with removable bollards.]
37 . . .

38 **SECTION 2. AND BE IT FURTHER ORDAINED**, That all plans for the construction of permanent
39 improvements on the property are subject to final design approval by the Planning Commission
40 to insure that the plans are consistent with the Development Plan and this Ordinance.

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1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That in order to give notice to the agencies that
2 administer the City Zoning Ordinance, the Director of Finance shall transmit a copy of this
3 Ordinance to the Board of Municipal and Zoning Appeals, the Planning Commission, the
4 Commissioner of Housing and Community Development, the Supervisor of Assessments for
5 Baltimore City, and the Zoning Administrator.

6 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
7 enacted.