



# **BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE**

## **Mission Statement**

*On behalf of the Citizens of Baltimore City, The Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.*

**The Honorable Ryan Dorsey**

**CHAIR**

**PUBLIC HEARING**

**2/26/2026**

**9:00 AM**

**CLARENCE "DU" BURNS COUNCIL CHAMBERS**

***25-0101***

**Repeal of Ordinances 86-711 and 92-147 Planned  
Unit Development –Mount Clare Junction**

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*Staff: Ethan Navarre (Ethan.Navarre@baltimorecity.gov)*

**LAND USE & TRANSPORTATION COMMITTEE****The Honorable Ryan Dorsey  
CHAIR****Bill Hearing***25-0101**Repeal of Ordinances 86-711 and 92-147 Planned Unit Development –Mount Clare Junction*

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**Purpose**

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.

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***REPORTING AGENCIES***

• <b>Law Department</b>	• <b>Approve for form and sufficiency</b>
• <b>Department of Planning</b>	• <b>Approve</b>
• <b>Department of Transportation</b>	• <b>Favorable</b>
• <b>Department of Finance</b>	• <b>Does not Oppose</b>
• <b>Board of Municipal and Zoning Appeals</b>	• <b>Favorable</b>

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***BACKGROUND***City Law

Title 13 of the City Zoning Code (Article 32 of the City Code) authorizes Planned Unit Development to:

- (1) encourage flexibility in the development of land and in the design of structures;
- (2) encourage a creative approach to the use of land that results in better development and design than might otherwise be accomplished under the strict application of this Code on a lot-by-lot basis;
- (3) provide for the efficient use of land to facilitate a more effective arrangement of land uses, buildings, circulation systems, and utilities;
- (4) encourage the construction of appropriate aesthetic amenities that will enhance the character of the site;
- (5) promote quality development that is commensurate with other development within the community and compatible with the character of the surrounding area and adjacent properties; and

(6) facilitate the implementation of the Comprehensive Master Plan.

According to the Law department there is no impediment to the repeal of a floating district like a PUD and it is likely to be upheld so long as the repeal is not “arbitrary, capricious, or illegal”. The Law department does find that the Council must make a determination 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:
  - (a) has been substantially completed;
  - (b) is no longer necessary in light of the property’s underlying zoning;
  - (c) is no longer consistent with the City's Master Plan; or
  - (d) has been abandoned by the property owner.

Bill Summary

Adopted in 1986 to support the development of a shopping center this PUD supported the broader Southwest Baltimore area. The area included retail goods, food service, health care clinic, & financial services. No housing is included in the PUD. The boundaries of the PUD are located around the Pigtown, Hollins Roadhouse, Union Square, and Mount Clare communities.

According to a letter of support from the Historic Pigtown Community Association (included in file) the goal of repealing the PUD is to eventually replace it with a new one that factors in the modern zoning code and the most recent updates from the 2017 Transform Baltimore update.

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***FISCAL NOTE***

In its analysis of the bill finance notes that it's not possible to accurately describe the cost of the bill, but that repeal would help to allow for updated mixed use of the properties in the PUD area, which would help the City’s tax base and improve economic activity.

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Analysis by: Tony Leva  
Analysis Date: 2/25/2026

Direct Inquiries to: [Anthony.Leva@baltimorecity.gov](mailto:Anthony.Leva@baltimorecity.gov)

**CITY OF BALTIMORE  
COUNCIL BILL 25-0101  
(First Reader)**

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Introduced by: Councilmember Porter  
At the request of: Carlyle Next, LLC; Abdi Mohammed  
Address: c/o Joseph R. Woolman, III, Esq.  
Silverman Thompson Slutkin White  
400 E. Pratt Street, Suite 900  
Baltimore, Maryland 21202  
Telephone: (443) 909-7489

Introduced and read first time: September 29, 2025

Assigned to: Land Use and Transportation Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Repeal of Ordinances 86-711 and 92-147**  
3 **Planned Unit Development –Mount Clare Junction**

4 FOR the purpose of repealing Ordinance 86-711, as amended by Ordinance 92-147, which  
5 designated certain properties a Business Planned Unit Development known as Mount Clare  
6 Junction; and providing for a special effective date.

7 BY repealing  
8 Ordinances 86-711 and 92-147

9 **Recitals**

10 By Ordinance 86-711, as amended by Ordinance 92-147, the Mayor and City Council  
11 (i) approved the application of P-M Baltimore Limited to have certain property on the site of the  
12 Mount Clare Yards of the B & O Railroad, consisting of 25 acres, more or less, designated as a  
13 Business Planned Unit Development and (ii) approved the Development Plan submitted by the  
14 applicant.

15 Carlyle Next, LLC wishes to repeal Ordinance 86-711, as amended by Ordinance 92-147, as  
16 previously approved by the Mayor and City Council, to develop certain properties now located  
17 within the boundaries of the PUD.

18 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
19 Ordinance 86-711, as amended by 92-147 is repealed, and the authority conferred in that  
20 Ordinance to designate certain properties a Business Planned Unit Development known as Mount  
21 Clare Junction is rescinded.

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

**Council Bill 25-0101**

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

# **BALTIMORE CITY COUNCIL**



## **LAND USE & TRANSPORTATION COMMITTEE**

*25-0101*

**Repeal of Ordinances 86-711 and 92-147 Planned  
Unit Development –Mount Clare Junction**

# **Agency Reports**

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CITY OF BALTIMORE

BRANDON M. SCOTT  
Mayor



DEPARTMENT OF LAW  
EBONY M. THOMPSON, CITY SOLICITOR  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202

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January 6, 2026

The Honorable President and Members  
of the Baltimore City Council  
Attn: Executive Secretary  
Room 409, City Hall  
100 N. Holliday Street  
Baltimore, Maryland 21202

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

Dear President and City Council Members:

The Law Department has reviewed Mayor and City Council Bill 25-0101 for form and legal sufficiency. The bill would repeal Ordinances 86-711 and 92-147 Planned Unit Development – Mount Clare Junction, which designated certain properties as a Business Planned Unit Development (“PUD”).

A repeal of a PUD without a replacement has no legal impediment because Maryland Courts have said that for floating zones, such as a PUD, the legislative body must have “a little more than a scintilla of evidence” to support its decision to repeal, and the decision will be upheld if it is not “arbitrary, capricious or illegal.” *Rockville Crushed Stone, Inc. v. Montgomery County*, 78 Md. App. 176, 191 (1989) (citations omitted); *accord Richmarr Holly Hills v. Am. PCS, L.P.*, 117 Md. App. 607, 639 (1997); *see also Lingle v. Chevron U.S.A. Inc.*, 544 U.S. 528, 543 (2005); *MLC Auto., LLC v. Town of S. Pines*, 532 F.3d 269, 281 (4<sup>th</sup> Cir. 2008).

When deciding whether to repeal a PUD, the Mayor and City Council must find as follows:

- (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.

Baltimore City Code, Art. 32, § 13-205.

The Planning Commission Report notes that “[t]he original development plan, approved in 1986, was substantially built by the end of 1987.” It also states that during the last comprehensive rezoning, the development parcels were all rezoned C-3, which permits all existing uses or conditional uses. The report concludes that 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.” Baltimore City Code, Art. 32, § 13-205(2)(ii).

As there are no legal impediments to this bill, the Law Department can approve it for form and legal sufficiency

Sincerely,



Desiree Luckey  
Assistant Solicitor

cc: Ebony Thompson, City Solicitor  
Hilary Ruley, Chief Solicitor  
Jeff Hochstetler, Chief Solicitor  
Ashlea Brown, Chief Solicitor  
Michelle Toth, Assistant Solicitor



**BALTIMORE CITY  
BOARD OF MUNICIPAL  
AND ZONING APPEALS**

Brandon M. Scott  
Mayor

Justin A. Williams  
Interim Executive Director

Members  
Leland Shelton  
Chair

Victor Clark  
Liz Cornish  
David Marcozzi

417 E. Fayette St., Ste. 922  
Baltimore, MD 21202  
(410) 396-4301  
zoning.baltimorecity.gov

## MEMORANDUM

**To:** The Honorable Members of the Land Use and Transportation Committee  
**From:** Justin A. Williams, Interim Executive Director  
**CC:** Geoffrey Veale, Zoning Administrator  
**Date:** October 29, 2025  
**Re:** Council Bill No. 25-0101 – Repeal of Ords. 86-711 and 92-147  
Planned Unit Development – Mount Clare Junction  
**Position:** Favorable

The Board of Municipal and Zoning Appeals (BMZA) has received and reviewed City Council Bill 25-0101, which proposes to repeal Ordinance 86-711, as amended by Ordinance 92-147. These ordinances designated certain properties as a Business Planned Unit Development known as Mount Clare Junction. Due to timing constraints, this report was prepared by BMZA staff and has not been reviewed or voted upon by the full BMZA Board.

The BMZA notes that the repeal of a Planned Unit Development may not technically constitute a “legislative authorization” as defined in § 5-501 of the Baltimore City Zoning Code, which would require referral under § 5-504. Section 5-501(2) defines legislative authorization to include ordinances that “approve, authorize, or amend a prior approval or authorization relating to 1 or more specific properties,” but the repeal of such authorization arguably falls outside this definition.

Nevertheless, the BMZA appreciates the City Council’s referral of this matter and is pleased to provide its written report and recommendation in accordance with § 5-506(b), which requires the BMZA to submit its report within 30 days of a bill’s introduction when referred.

### Background

The Mount Clare Junction Planned Unit Development was established by Ordinance 86-711 in 1986 to support the development of a shopping center in the Pigtown neighborhood area. The PUD covered approximately 31.5 acres and was substantially completed by 1987, with over 400,000 square feet of retail and office space.

Ordinance 92-147, approved in 1992, amended the PUD to modify certain use restrictions. Prior to the Transform Baltimore comprehensive rezoning in 2017, the underlying zoning for most of the site was B-2-2. Following Transform Baltimore, the underlying zoning is now C-3 (General Commercial) for the primary shopping center parcels, with portions zoned C-2 and R-8.

## IV. ANALYSIS

### A. Framework for Review

The Transform Baltimore Zoning Code, adopted in 2017 as the City’s current comprehensive zoning ordinance, was created to establish a more modern code that fosters growth and development while maintaining the character of Baltimore’s neighborhoods. As part of the City’s

Zoning oversight framework, the BMZA reviews referred legislation with consideration for actions that promote the general welfare of the community and foster appropriate development that serves the public interest.

#### IV. ANALYSIS

##### A. Framework for Review

Under the Baltimore City Charter, the BMZA “hears and determines all zoning appeals, basing its decisions on what will promote the health, security, morals, and general welfare of the community.” The Transform Baltimore Zoning Code, adopted in 2017 as the City’s current comprehensive zoning ordinance, was created to establish a more modern code that fosters growth and development while maintaining the character of Baltimore’s neighborhoods.

Consistent with these principles, it is the BMZA’s general position to support zoning actions that promote the general welfare of the community and foster appropriate development that serves the public interest. The BMZA evaluates this proposal through that lens.

##### B. Consistency with Zoning Code Standards

Section 13-205 of the Zoning Code establishes standards for the repeal of planned unit developments. The Planning Commission and City Council must find that:

1. The repeal is in the public interest; and
2. The approved development plan 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.

The evidence indicates that the original development plan was substantially completed by 1987, satisfying § 13-205(2)(i). Additionally, as noted in the Planning Department’s staff report, the uses intended by the creation of the PUD are now largely available under the current C-3 zoning district by right, rendering the PUD no longer necessary under § 13-205(2)(ii).

##### C. Public Interest Considerations

The BMZA finds that the repeal of this PUD serves the public interest in several important ways:

- **Removal of Barriers to Mixed-Use Development:** The current PUD framework, created nearly 40 years ago for a single-purpose commercial development, does not contemplate or accommodate housing. The repeal removes a regulatory barrier to mixed-use redevelopment that could include a housing component, which appears to be a primary driver of this legislative action.
- **Addressing Housing Demand:** Future redevelopment of additional housing units in this location will serve the public interest by helping to fill demand for housing in this

area. The site's proximity to existing neighborhoods, transit connections, and community amenities makes it well-suited for residential development.

- **Supporting Neighborhood Economic Development:** Adding residential density to this commercial area will support neighborhood economic development by expanding the customer base for existing retail establishments, including the shopping center tenants. Additional residents will bring vitality to the area and help sustain local businesses.
- **Enhanced Commercial Viability:** Increased patronage from nearby residents will benefit the shopping center and help ensure its long-term viability as a community asset, continuing to serve the grocery and retail needs identified by the community.

#### **D. Modern Zoning Framework**

The PUD was created under zoning conditions and planning approaches that predate Transform Baltimore by more than three decades. The current C-3 zoning district is specifically intended for “more intensive commercial uses and key commercial nodes that require additional controls, particularly for shopping centers and larger retail establishments,” while also accommodating mixed-use development.

The repeal allows the property to operate under a modern zoning framework better aligned with contemporary planning goals and community needs, rather than restrictions designed for a different era. This approach is consistent with the goals of Transform Baltimore to create a code that fosters growth and development in ways that serve Baltimore's neighborhoods.

#### **V. COMMUNITY SUPPORT**

The BMZA notes that Citizens of Pigtown, the community association for the area, has expressed support for this legislation, as documented in correspondence dated September 23, 2025. The community association recognizes that repealing the outdated PUD will facilitate beneficial redevelopment while committing to ongoing engagement in future planning processes.

#### **VI. CONCLUSION AND RECOMMENDATION**

The BMZA finds that the repeal of Ordinances 86-711 and 92-147 is in the public interest and meets the standards established in § 13-205 of the Zoning Code. The proposed action removes unnecessary regulatory barriers while allowing the property to be governed by the comprehensive zoning framework established through Transform Baltimore.

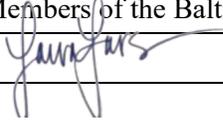
Zoning processes and regulations should facilitate, not hinder, appropriate investment and development that serves community needs. This legislation accomplishes that goal by removing outdated restrictions while maintaining appropriate land use controls through the underlying C-3, C-2, and R-8 zoning districts.

The Board of Municipal and Zoning Appeals recommends APPROVAL of City Council Bill 25-0101.

For any questions regarding this report or to discuss these concerns further, please contact **Justin Williams** at [justin.williams@baltimorecity.gov](mailto:justin.williams@baltimorecity.gov) or **(410) 396-4301**.



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Laura Larsen, Budget Director 
<b>DATE</b>	January 27 <sup>th</sup> , 2026
<b>SUBJECT</b>	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



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Veronica P. McBeth, Director, Department of Transportation (BCDOT)
<b>CC</b>	Mayor's Office of Government Relations
<b>DATE</b>	October 24, 2025
<b>SUBJECT</b>	25-0101 • Repeal of Ordinances 86-711 and 92-147 Planned Unit Development –Mount Clare Junction

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**Position: Favorable**

### **BILL SYNOPSIS**

Council Bill 25-0101 repeals the Planned Unit Development (PUD) at Mount Clare Junction. A PUDs is typically used in situations where the zoning code cannot sufficiently support or regulate a desired type of development. However, many PUDs have become outdated or unnecessary since the adoption of the 2017 zoning code, as its zoning districts provides more flexibility in terms of development. The repeal of the PUD at Mount Clare Junction would potentially support the development of mixed-use multi-family housing, combining commercial and residential uses on the site.

### **SUMMARY OF POSITION**

Mixed-use development is an important asset in efforts to improve walkability, expand transit use, and reduce congestion. Therefore, BCDOT generally considers mixed-use development a desirable land use. As such, the Department respectfully requests a favorable report on Council Bill 25-0101.

FROM	NAME & TITLE	Eric W. Tiso,  Director of Development Oversight and Project Support	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Planning 8 <sup>th</sup> 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](mailto: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**

# BALTIMORE CITY COUNCIL



## LAND USE & TRANSPORTATION COMMITTEE

*25-0101*

**Repeal of Ordinances 86-711 and 92-147 Planned  
Unit Development –Mount Clare Junction**

# **Additional Materials**

**Affidavit of Publication**

To: Silverman Thompson Slutkin & White - Erin D. Brooks  
400 E. Pratt St, Ste 900  
Baltimore, MD, 21202

Re: Legal Notice 4134732,  
PUBLIC HEARING ON BILL NO. 25-0101

We hereby certify that the annexed advertisement was published in Maryland The Daily Record, a Daily newspaper published in the State of Maryland 1 time(s) on the following date(s): 02/11/2026

By



Joy Hough  
Authorized Designee of the Publisher

**Baltimore City**

**BALTIMORE CITY COUNCIL  
PUBLIC HEARING ON BILL NO. 25-0101**

The Land Use & Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 25-0101 on February 26, 2026, at 9:00 a.m. in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

**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.

Applicant: Joseph Woolman

For more information, contact the Committee Staff at (410) 396-1091.

NOTE: This bill is subject to amendment by the Baltimore City Council.

**RYAN DORSEY**  
Chair

fl1 4134732

MARYLAND  
**THE DAILY RECORD**

A Division of BridgeTower Media  
P.O Box 745929  
Atlanta, GA 30374-5929

Invoice # 745845919  
Invoice Date 02/10/2026  
Customer Silverman Thompson  
Payment Terms Net 30  
Due Date 03/12/2026

**BILLING ADDRESS**

Erin D. Brooks  
Silverman Thompson Slutkin & White  
400 E. Pratt St Ste 900  
Baltimore MD 21202

**ADVERTISER**

Silverman Thompson Slutkin & White, ID:  
400 E. Pratt St Suite 900  
Baltimore MD 21202

INVOICE REF	MEDIA	DATE	PO	EDITION	QTY	AD SIZE
1007741823	The Daily Record (BLT) - Public Notice	02/11/2026	25-0101	Legal - Government	1	Legal - Order of Publications - Legal Aid Bureau
<b>Subtotal</b>						\$130.52
<b>Tax</b>						\$0.00
<b>Credits</b>						\$0.00
<b>BALANCE DUE</b>						\$130.52

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IOID: 4134732

Index: Government - Baltimore City

Category: Baltimore City

Affidavit Reference: PUBLIC HEARING ON BILL NO. 25-0101

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**Baltimore City Council  
Certificate of Posting-Public Hearing Notice**

*Today's Date: 1/24/25*

**City Council Bill No.: 25-0101**



***Mount Clare Junction – SEC W. Pratt Street & S. Carey Street (1 of 4)***

I HEREBY CERTIFY, under penalty of perjury, that a sign was posted at:

**Address: SEC W. Pratt Street & S Carey Street (Mount Clare Junction)**

**Date Posted: 1/24/2025**

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**Name: Joseph Woolman III**

**Silverman, Thompson, Slutkin & White**

**400 East Pratt Street – suite 900**

**Baltimore, Md., Md. 21202**

**Telephone: (443) 909-7489**

- Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

# CITIZENS OF PIGTOWN

HISTORIC PIGTOWN'S COMMUNITY ASSOCIATION

September 23, 2025

Council Member Phylcia Porter  
100 Holliday Street  
Room 527  
Baltimore, MD 21202

RE: Support for Council Bill to Repeal – and ultimately replace – PUD Ord. #86-711

Dear Councilwoman Porter:

I am writing to you on behalf of Citizens of Pigtown (CoP) Community Association membership and our support for the repeal – and ultimately replacement – of PUD Ord. #86-711 being sought by Carlyle Next LLC, located at 1201 W. Pratt Street.

Joseph Woolman III on behalf of Carlyle Next LLC, Robert Northfield on behalf of BCT Design Group, and Nicholas Chupein on behalf of the Baltimore City Department of Planning presented Carlyle Next LLC's long term re-development plan for the Mount Clare Junction Shopping Center to to the Citizens of Pigtown Community Association members at the CoP meeting on May 13, 2025. A key part of this presentation and discussion was the need of the property owner to be able to repeal – and ultimate replacement – of the current PUD Ord. #86-711 given that “the PUD was created for a reasonable purpose 40 years ago, but the zoning concerns of that time have been solved by a more modern zoning code.”. The PUD area has subsequently been rezoned to C-3 under the comprehensive rezoning of the City in 2017. The C-3 General Commercial Zoning District is intended for more intensive commercial uses and key commercial nodes that require additional controls, particularly for shopping centers and larger retail establishments.

The purpose of the Bill will be to repeal – and ultimately replace – the existing PUD. The C-3 Zoning will help to provide a framework for the replacement PUD, which will be developed through ongoing collaboration with Planning Department & Citizens of Pigtown to ensure property development progress that benefits Carlyle Next LLC while embracing community requests and needs. A commitment was made by the Carlyle Next Inc and the Department of Planning reps that The Citizens of Pigtown will be engaged from the beginning and throughout the replacement PUD process. Based on these commitments, the membership of CoP voted in support of their request to repeal – and ultimately replace – PUD Ord. #86-711.

Carlyle Next LLC seems sincere in their commitment to be good neighbors to Pigtown. CoP strongly urges you to support the repeal – and ultimate replacement – of PUD Ord. #86-711, so that Carlyle Next LLC and The Department Of Planning can clear the way for future re-development efforts by removing outdated requirements in favor of the city's comprehensive rezoning that better addresses the intensive commercial uses of shopping centers and larger retail establishments. CoP believes this and the shared creation of a replacement PUD for the area will be mutually beneficial to Carlyle Next LLC, the Mount Clare Junction Shopping Center, and the community.

Sincerely,



Casey O'Neill  
President, Citizens of Pigtown  
763 Washington Boulevard  
Baltimore, MD. 21230  
board@citizensofpigtown.com

ATTN: Citizens of Pigtown  
763 Washington Boulevard  
Baltimore, MD 21230  
[board@citizensofpigtown.com](mailto:board@citizensofpigtown.com)

**DEPARTMENT OF LEGISLATIVE REFERENCE****STATEMENT OF INTENT FORM (LR-01)**

100 Holliday Street  
 City Hall, Suite 626  
 Baltimore, Maryland 21202

Phone: (410) 396-4730  
 Email: ben.guthorn@baltimorecity.gov

<b>01. Property Information.</b>			
Property Address:		Block:	Lot:
City:	State:	Zip Code:	
<b>02. Applicant's Contact Information.</b>			
First Name:		Last Name:	
Mailing Address:			
City:	State:	Zip Code:	
Telephone Number:		Email Address:	
<b>03. Agency.</b>			
Is the applicant acting as an agent for another?			
If the applicant is acting as an agent for another, please include the names of all individuals on whose behalf the applicant is acting. If a corporate entity is involved, please include the name of each entity and each respective majority owner.			
<i>(Use an additional sheet if necessary.)</i>			
Corporate Entity:			
01	First Name:	Last Name:	
Mailing Address:			
City:	State:	Zip Code:	
02	First Name:	Last Name:	
Mailing Address:			
City:	State:	Zip Code:	
<b>04. Current Property Owner's Contact Information (if different than applicant).</b>			
First Name:		Last Name:	
Mailing Address:			
City:	State:	Zip Code:	
Telephone Number:		Email Address:	

**05. Property Acquisition.**

Date the property was acquired by the current owner:

Deed Reference

Liber/Book:

Folio/Page:

**06. All Proposed Zoning Changes for the Property.***Zoning District*

Current Zoning District:

Requested Zoning District:

*Conditional Use*

Existing Use:

Proposed Conditional Use:

Please describe all intended uses of the Property:

*Please refer to "Permitted and Conditional Use" tables found at the end of Article 32 – Zoning. e.g. Table 9-301, Table 10-301, etc.**Multifamily*

Conversion of a Single-Family Dwelling Unit to Multiple Dwelling Units

Proposed Number of Units:

Gross Square Footage of Building: *(Not including basement area)*

Unit 01

Gross Sq./Ft:

No. of Bedrooms:

Unit 02

Gross Sq./Ft:

No. of Bedrooms:

Unit

Gross Sq./Ft:

No. of Bedrooms:

Unit

Gross Sq./Ft:

No. of Bedrooms:

*(Add additional units as needed.)*

## ARTICLE 32, § 9-703. CONVERSION STANDARDS.

(a) In general.

All conversions must meet the standards set forth in this section.

(b) Existing dwelling.

(1) The existing dwelling must be:

(i) a structure originally constructed as a single-family dwelling; and

(ii) 1,500 square feet or more in gross floor area.

(2) For purposes of this subsection, gross floor area does not include any basement area.

(c) GFA per dwelling unit.

The converted dwelling must meet the following gross floor area per unit type:

(1) 1-bedroom unit: 750 square feet.

(2) 2-bedroom unit: 1,000 square feet.

(3) 3- or more bedroom unit: 1,250 square feet.

\*Please note that one off-street parking space is required per each dwelling unit added.

**07. Contract Contingency.**

Is there a purchase contract contingent on the requested legislative authorization?

If there is a purchase contract contingent on the requested legislative authorization, please include the names and addresses of all parties to the contract.

*(Add additional parties as needed.)*

1<sup>ST</sup> PARTY

First Name:

Last Name:

Mailing Address:

City:

State:

Zip Code:

2<sup>ND</sup> PARTY

First Name:

Last Name:

Mailing Address:

City:

State:

Zip Code:

The purposes, nature, and effect of the contract are:

**08. Affidavit.**

I, \_\_\_\_\_, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information and belief.



Applicant's Signature

Date