



**BILL SYNOPSIS**

**Committee: Economic and Community Development**

**Bill: 22-0189**

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**Repeal of Ordinances 07-609 and 09-139 - Westport Waterfront  
Planned Unit Development**

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**Sponsor:** Councilmember Porter

**Introduced:** January 10, 2022

**Purpose:**

For the purpose of repealing Ordinance 07-609, which designated certain properties as a Business Planned Unit Development known as Westport Waterfront; repealing Ordinance 09-139, which amended Ordinance 07-609; and providing for a special effective date.

**Effective:** Date of enactment

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**Agency Reports**

City Solicitor	Favorable
Planning Commission	Favorable
Board of Municipal Zoning Appeals	
Department of Transportation	
Department of Housing and Community Development	
Baltimore Development Corporation	
Parking Authority of Baltimore City	Not Opposed
Department of Public Works	Favorable
Fire Department	Not Opposed

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## Analysis

### Current Law

Ordinance 07-0609 and, Ordinance 09-139

### Background

The Westport Waterfront Business Planned Unit Development (PUD) is a 44.28-acre site located directly adjacent to the Middle Branch of the Patapsco River in the Westport neighborhood. Middle Branch Park borders the southern boundary of the property.

Bill 22-0189 proposes to repeal the Westport Waterfront Business Planned Unit Development (PUD) which was established by Ordinance 07-0609 and was amended by Ordinance 09-139. A Special Taxing District was also approved for the area in 2008. Companion Bill 22-0190 proposed that the Special Taxing District as well as authorization for tax increment financing (TIF) for infrastructure improvements also be repealed. If repeal of the PUD is approved, the parcels would revert back to the base zoning of Transit Oriented Development (TOD-4/W-2), which was established via Transform Baltimore.

Westport Capital Development, LLC is the owner of the property. Stonewall Capital, LLC is the petitioner and new developer for the site. Bill 22-0189 would allow for a new development proposal under Transit-Oriented Development (TOD) zoning designations. Most of the former industrial uses have been cleared from the site. Repeal of the PUD is an action recommended for moving forward with future development on the site. The new developer will not request TIF funding.

Community associations have been notified about Bill 22-0189 and the redevelopment proposal.

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## Additional Information

**Fiscal Note:** Not Available

**Information Source(s):** Reporting Agencies and Bill 22-0189

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Analysis by: Jennifer L. Coates

Direct Inquiries to: 410-396-1260

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