

SIXTH DAY

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SECOND COUNCILMANIC YEAR - SESSION OF 2024-2028

**JOURNAL**  
**CITY COUNCIL OF BALTIMORE**

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March 9, 2026

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Reverend Monique Lemmon of Empowering Ministries Outreach Center delivered an opening prayer.

Led by Marine veteran, Councilmember Zac Blanchard, the President and members of the Council recited the Pledge of Allegiance to the Flag.

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The City Council of Baltimore met pursuant to adjournment. Present: Zeke Cohen, President, and Councilmembers Parker, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Gray, Bullock, Blanchard, Jones, Glover, Ramos. Absent: Porter

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**JOURNAL APPROVED**

The Journal of February 23, 2026 was read and approved.

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**COMMUNICATIONS FROM THE MAYOR**

**APPROVED BY THE MAYOR**

**OFFICE OF THE MAYOR**

February 24, 2026 and March 9, 2026

The Honorable Zeke Cohen, Council President  
And Members of the City Council  
Baltimore City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

Dear Honorable President Cohen and Members of the City Council:

I am pleased to inform your Honorable Body that I have signed into law on February 24, 2026, the following bills:

**25-0056 – Zoning – Conditional Use – Parking Lot (Principal Use) – Variances 702 Mura Street** – For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 702 Mura Street (Block 1155, Lot 101), as outlined in red on the accompanying plat; granting certain variances from minimum lot area, minimum interior side yard, and minimum rear yard requirements; and providing for a special effective date.

**25-0096 – Parking for Disabled Individuals and Helpers – Modifications** – For the purpose of removing certain permit renewal requirements for an individual with a disability; allowing a certain individual to submit notice to the Department of Transportation that a reserved parking permit is no longer needed; removing certain obsolete language; and generally relating to parking for disabled persons and helpers.

**25-0102 – Charles Village Community Benefits District and Management Authority** – For the purpose of renewing and continuing the Charles Village Community Benefits District and Management Authority; providing for a special effective date; and generally relating to the activities and authority of the Charles Village Community Benefits District and Management Authority.

**25-0120 – Supplementary Mayoralty Capital Project Fund Capital Appropriation – Baltimore City Information Technology – \$13,650,000** – For the purpose of providing a Supplementary Mayoralty Capital Project Fund Capital Appropriation in the amount of \$13,650,000 to the Baltimore City Information Technology – PRJ002423 911111 127-116 (Broadband for Public Housing Sites), to provide funding for the Memorandum of Understanding between the City and the Housing Authority of Baltimore City to install broadband internet service at public housing sites; and providing for a special effective date.

**25-0121 – Supplementary Convention Center Capital Project Fund Capital Appropriation – Convention Center – \$200,000** – For the purpose of providing a Supplementary Convention Center Capital Project Fund Capital Appropriation in the amount of \$200,000 to the Convention Center – PRJ002554 998001 534-001 (Convention Center Annual Contribution), to provide funding for capital improvements at the Convention Center; and providing for a special effective date.

**25-0122 – Supplementary Department of Transportation Project Fund Capital**

**Appropriation – Department of Transportation – \$2,000,000** – For the purpose of providing a Supplementary Department of Transportation Project Fund Capital Appropriation in the amount of \$2,000,000 to the Department of Transportation – PRJ002909 (West Baltimore United), to provide funding for deconstruction and redevelopment of U.S. 40 Highway to Nowhere; and providing for a special effective date.

**25-0123 – Supplementary Department of Transportation Project Fund Capital**

**Appropriation – Department of Transportation – \$15,500,000** – For the purpose of providing a Supplementary Department of Transportation Project Fund Capital Appropriation in the amount of \$15,500,000 to the Department of Transportation – PRJ002913 (Hanover Street Corridor and Vietnam Veterans Memorial Bridge National Environmental Protection Act Study), to advance concept planning studies for multi-modal transportation improvements to a 30% Design; and providing for a special effective date.

**25-0124 – Supplementary Department of Transportation Project Fund Capital**

**Appropriation – Department of Transportation – \$498,000** – For the purpose of providing a Supplementary Department of Transportation Project Fund Capital Appropriation in the amount of \$498,000 to the Department of Transportation – PRJ003511 (Jones Falls Gateway), to design a segment of the Jones Falls Trail; and providing for a special effective date.

**25-0125 – Supplementary Department of Planning Project Fund Capital**

**Appropriation – Department of Planning – \$17,000,000** – For the purpose of providing a Supplementary Department of Planning Project Fund Capital Appropriation in the amount of \$17,000,000 to the Department of Planning – PRJ003617 (Middle Branch Resiliency Initiative - MBRI), to support the South Baltimore Gateway Partnership to design and construct the Smith Cove Project (SCP); and providing for a special effective date.

**25-0138 – Excise Tax Increase – Passenger-for-Hire Services** – For the purpose of increasing the amount of tax imposed per trip for passenger-for-hire services; and providing for a special effective date.

**25-0143 – General Fund Appropriation Transfer – Service 122 (M-R Miscellaneous General Expenses) to Department of Transportation – PRJ002526 (Neighborhood Traffic Calming (508-151)) – \$1,000,000** – For the purpose of amending the Capital budget to provide previously authorized and appropriated general funds for a new project in the amount of \$1,000,000 from Service 122 (M-R Miscellaneous General Expenses) to the Department of Transportation – PRJ002526 (Neighborhood Traffic Calming (508-151)); and providing for a special effective date.

**25-0116 – Security Guards – Compensation** – For the purpose of requiring a certain type of employer to provide specified minimum compensation to a certain class of employee; defining certain terms; providing for the effective dates of this Ordinance; providing for the termination of certain provisions of this Ordinance; and generally relating to compensation for security guards.

In Partnership,

Brandon M. Scott  
*Mayor*

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#### INTRODUCTION AND READ FIRST TIME

The President laid before the City Council the following bills and Resolutions of the Mayor and City Council for first reading:

**Bill No. 26-0157** – By: President Cohen and Councilmembers Parker, Ramos, and Gray  
Cosponsored by: Councilmembers Conway, Middleton, Bullock, Blanchard, Jones, Glover, Dorsey, and Torrence

An Ordinance establishing a private detention center as a prohibited use Citywide; defining certain terms; making conforming changes; and providing for a special effective date.

The bill was read the first time and referred to the Land Use and Transportation Committee.

#### CONSENT CALENDAR

CEREMONIAL RESOLUTIONS NO. 0479, 0480, 0481, 0482, 0483, 0484, 0485, 0486, 0487, 0488, 0489, 0490, 0491, 0492, 0493, 0494, 0495, 0496, 0497, 0498, 0499, AND 0500 ADOPTED UNDER RULE 3-9.

The resolutions were read.

The roll was called on the adoption of the resolutions, resulting as follows:

Yeas - President and Councilmembers Parker, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Gray, Bullock, Blanchard, Jones, Glover, Ramos - Total 14.

Nays - 0.

Absent - Councilmember Porter - Total 1

The President declared the resolutions adopted under Rule 3-9.

**Ceremonial Resolutions will be found at the end of the Journal.**

**COMMITTEE REPORTS**

**BILL NO. 25-0081 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 25-0081 favorably.

An Ordinance permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 6901 Reisterstown Road (Block 4218D, Lot 001), as outlined in red on the accompanying plat; and providing for a special effective date.

Councilmember Dorsey made a motion, duly seconded, that pursuant to Article 32, § 5-406 of the Baltimore City Code the Council adopt these findings of fact concerning a conditional use.

**Findings of Fact**

**City Council Bill No. 25-0081**

Zoning – Conditional Use Conversion of a Single-Family Dwelling to 3 Dwelling Units in the R-7 Zoning District – 6901 Reisterstown Road

- (1) the establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**

In their report, the planning staff was unable to find a reason that this use would be detrimental to the welfare of the public. Adding additional units would be a benefit to the community.

- (2) the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan:

The use is not precluded by any law or URP.

**Journal of the City Council**

- (3) the authorization **would not** be contrary to the public interest **for the following reasons:**

In their report, the planning staff was unable to find a reason that this use would be detrimental to the welfare of the public.

- (4) the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**

Approval of this conditional use is in harmony with the purpose and intent of this code.

After consideration of the following, where applicable (**fill out all that are *only* relevant**):

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of structures;

The property is located within the Fallstaff Neighborhood Statistical Area. It is part of a group of rowhouses fronting onto Reisterstown Road. To the north and east, the surrounding residential area consists primarily of duplexes in an R-4 zoning district. Directly across Reisterstown Road is the Reisterstown Road Plaza shopping center, which is zoned C-3.

- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;

The approval of the conditional use is exempt from parking requirements.

- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

The surrounding area is largely composed of residential zoned areas as well as commercially zoned areas

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

There is significant access to these locations. Fallstaff Elementary & Middle School and Northwestern High School are located just a few blocks from the site, for example.

- (5) accessibility of the premises for emergency vehicles;

There is adequate accessibility for emergency vehicles,

- (6) accessibility of light and air to the premises and to the property in the vicinity;

The use will be contained entirely within an existing structure and will therefore have no impact on light and air for nearby properties.

- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

There are adequate utilities, roads, drainage, and other necessary facilities.

- (8) the preservation of cultural and historic landmarks and structures;

The proposed use of the existing structure would not affect preservation of cultural and historic landmarks and structures.

- (9) the character of the neighborhood;

Site is located in the Fallstaff community, predominantly residential. It has the support of the local community association.

- (10) the provisions of the City's Comprehensive Master Plan;

The conditional use does not conflict with the provisions of the City's Comprehensive Master Plan.

- (11) the provisions of any applicable Urban Renewal Plan;

The proposed use is not prevented or limited by any Urban Renewal Plan.

- (12) all applicable standards and requirements of this Code;

The proposed use complies with all bulk and yard standards.

- (13) the intent and purpose of this Code; and

The proposed use is consistent with the intent and purpose of the Zoning Code.

- (14) any other matters considered to be in the interest of the general welfare.

The proposed use is consistent with any other matters considered to be in the interest of the general welfare.

**Source of Findings:***(check all that apply)*

Planning Commission's report, dated September 5, 2025 including the Department of Planning Staff Report dated August 28th 2025.

Testimony presented at the Committee hearing.

Findings of the Planning Department – adopted by committee on February 26, 2026

Oral – Witnesses Names:

Michele Toth, Law Department

Caitlin Audette, Planning Department

Luciano Diaz, Department of Transportation

Jason Wright, Department of Housing and Community Development

Justin Williams, Board of Municipal and Zoning Appeals

Written – Authors' Names:

Department of Law – Dated February 24, 2026

Department of Finance – Dated April 9th, 2025

Department of Housing and Community Development – Dated February 18, 2026

Department of Transportation – Dated January 15, 2026

Board of Municipal and Zoning Appeals – Dated November 19, 2025

**COMMITTEE MEMBERS VOTING IN FAVOR:**

Ryan Dorsey – Chair

Phylicia Porter

Paris Gray

Mark Parker

John Bullock

Zac Blanchard

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 25-0101 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 25-0101 favorably.

An Ordinance 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.

Councilmember Dorsey made a motion, duly seconded, that pursuant to Article 32, § 5-406 of the Baltimore City Code the Council adopt these findings of fact concerning a Planned Unit Development.

**Findings of Fact**

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

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

**IN GENERAL:**

*To approve the repeal of this PUD, the City Council has considered and finds that:  
(check to evidence consideration)*

the repeal of the planned unit development is in the public interest for the following reasons:

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. 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. The PUD has not undergone any significant updates in its lifetime and currently does not reflect the changes from the 2017 Transform Baltimore Comprehensive Rezoning process. Repealing the law will continue to allow the uses currently at the shopping center and allow for additional uses such as housing to be permitted.

and finds that

- the repeal of the planned unit development is in the public interest; and
- the approved final development plan of the planned unit development:

- 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 by the property owner.

**Source of Findings:***(check all that apply)*

Planning Commission's report, dated October 31, 2025, which included the Department of Planning Staff Report, dated October 21, 2025.

Testimony presented at the Committee hearing:

Oral – Witnesses Names:

Caitlin Audette, Planning Department  
 Joseph Woolman – counsel to applicant  
 Desireé Luckey– Law Department  
 Justin Williams – Baltimore Municipal and Zoning Appeal Board  
 Gabriel Stuart-Sikowitz – Department of Finance

Written – Authors' Names:

Law Department, Agency Report – Dated January 6, 2026  
 Baltimore Municipal and Zoning Appeal Board Report – Dated October 29, 2025  
 Department of Finance, Agency Report – Dated January 27, 2026  
 Department of Transportation, Agency Report – Dated October 24, 2025

**COMMITTEE MEMBERS VOTING IN FAVOR:**

Ryan Dorsey, Committee Chair  
 Phylicia Porter  
 John Bullock  
 Zac Blanchard  
 Paris Gray  
 Mark Parker

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 25-0104 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported Bill No. 25-0104 favorably.

An Ordinance authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property located at 2405 Linden Avenue (Block 3463A, Lot 008A) and no longer needed for public use; and providing for a special effective date.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 25-0117 REPORTED FAVORABLY WITH AMENDMENTS  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 25-0117 favorably.

An Ordinance permitting, subject to certain conditions, the establishment, maintenance, and operation of the premises for live entertainment on the property known as 1421 Ridgely Street (Block 0839, Lot 004) in the C-4 Zoning District, as outlined in red on the accompanying plat; and providing for a special effective date.

Councilmember Dorsey made a motion, duly seconded, that pursuant to Article 32, § 5-406 of the Baltimore City Code the Council adopt these findings of fact concerning a conditional use.

**Findings of Fact**

**City Council Bill No. 25-0117**

Zoning – Conditional Use Live Entertainment – 1421 Ridgely Street

- (1) the establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**

The planning staff did not find a reason that this use would be detrimental to the welfare of the public.

- (2) the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan:

The use is not precluded by any law.

- (3) the authorization **would not** be contrary to the public interest **for the following reasons:**

The planning staff did not find a reason that this use would be detrimental to the welfare of the public.

- (4) the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**

Approval of this conditional use is in harmony with the purpose and intent of this code.

After consideration of the following, where applicable (**fill out all that are *only* relevant**):

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of structures;

The site is a large commercial parcel with a structure that houses an existing brewery and taproom. There is ample space to accommodate the addition of live entertainment.

- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;

The approval of the conditional use is not anticipated to significantly impact the number of vehicles accessing the site. The property does provide off-street parking on site.

- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

The surrounding area is largely composed of other high-intensity commercial or industrial uses. The site is bordered on two sides by major transportation infrastructure, which limits any impact the live entertainment may have. The use will be contained entirely within an existing structure and is unlikely to have any impact on future development

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

There are no such places of public gathering in close proximity to the site

- (5) accessibility of the premises for emergency vehicles;

There is adequate accessibility for emergency vehicles,

- (6) accessibility of light and air to the premises and to the property in the vicinity;

The use will be contained entirely within an existing structure and will therefore have no impact on light and air for nearby properties.

- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

There are adequate utilities, roads, drainage, and other necessary facilities

- (8) the preservation of cultural and historic landmarks and structures;

The proposed use of the existing structure would not affect preservation of cultural and historic landmarks and structures.

- (9) the character of the neighborhood;

Site is located in the Pigtown community and has the support of the local community association.

- (10) the provisions of the City's Comprehensive Master Plan;

The conditional use does not conflict with the provisions of the City's Comprehensive Master Plan.

- (11) the provisions of any applicable Urban Renewal Plan;

The proposed use is not prevented or limited by any Urban Renewal Plan.

- (12) all applicable standards and requirements of this Code;

The proposed use complies with all bulk and yard standards

(13) the intent and purpose of this Code; and

The proposed use is consistent with the intent and purpose of the Zoning Code.

(14) any other matters considered to be in the interest of the general welfare.

The proposed use is consistent with any other matters considered to be in the interest of the general welfare.

**Source of Findings:**

*(check all that apply)*

Planning Commission's report, dated January 16, 2026, including the Department of Planning Staff Report, dated January 15, 2026.

Findings of the Planning Department – adopted by committee on February 26, 2026

Testimony presented at the Committee hearing:

Oral – Witnesses Names:

Michele Toth, Law Department  
 Caitlin Audette, Planning Department  
 Luciano Diaz, Department of Transportation  
 Jason Wright, Department of Housing and Community Development  
 Tom Wellington, Baltimore Development Corporation  
 Gabriel Stuart-Sikowitz – Department of Finance

Written – Authors' Names:

Department of Finance – Dated April 9th, 2025  
 Health Department – Dated December 20, 2025  
 Board of Municipal and Zoning Appeals – Dated December 23, 2023  
 Department of Housing and Community Development – Dated February 18,  
 2026  
 Department of Transportation – Dated December 10, 2025  
 Letter from Citizens of Pigtown Community Association – Dated July 14,  
 2025

**Land Use and Transportation Committee:**

Ryan Dorsey – Chair  
Phylicia Porter  
Paris Gray  
Mark Parker  
John Bullock  
Zac Blanchard

Findings of Fact adopted.

Committee Amendments to City Council Bill No. 25-0117

**Amendment No. 1**

On page 1, in line 2, after “**Entertainment –**” insert “**Variances –**”; and, on that same page, in line 9, after “5-308,” insert “5-406,”; and, on that same page, in line 10, strike “16-406” and substitute “16-204”; and, on that same page, in line 22, strike “16-406” and substitute “16-204”.

The amendments were read and adopted.

Favorable report, as amended, adopted.

The bill was read the second time and ordered printed for third reading.

**BILL NO. 25-0127 REPORTED FAVORABLY  
AND ORDERED PRINTED FOR THIRD READING**

Councilmember Dorsey, for the Land Use and Transportation Committee, reported that the Committee has complied with the Land Use Article of the Maryland Code and recommends the adoption of Bill No. 25-0127 favorably.

An Ordinance changing the zoning for the properties known as 4188 ½ O’Donnell Street (Block 6543A, Lot 001A) and Block 6543A, Lot 001B, as outlined in red on the accompanying plat, from the I-2 Zoning District to the C-2 Zoning District; and providing for a special effective date.

Councilmember Dorsey made a motion, duly seconded, that pursuant to Article 32, § 5-406 of the Baltimore City Code the Council adopt these findings of fact concerning a conditional use.

## Findings of Fact

## City Council Bill No. 25-0127

## Rezoning – 4188 ½ O'Donnell Street and Block 6543A, Lot 001B

Upon finding as follows with regard to:

## (1) Population changes;

There has been a modest population increase of roughly 400 people in the adjacent Brewer's Hill community to the west.

## (2) The availability of public facilities;

The area continues to be adequately served by existing municipal water, sewer, and public services

## (3) Present and future transportation patterns:

This area will be served by the future Redline, though the route of the potential Redline is not yet finalized.

## (4) Compatibility with existing and proposed development for the area;

The parcels under review are unique in that they are former railroad right-of-way. The adjacent properties were previously industrial and served by the railroad that accessed this site. The larger site is separated by other sites by railroad right-of-way to both the east and west, and the raised O'Donnell Street to the south. To the north is the Crown Cork site which has a variety of uses including artist studios and light industrial spaces

## (5) The recommendations of the City agencies and officials, including the Baltimore City Planning Commission and the Board of Municipal and Zoning Appeals;

Dept of Housing & Community Development	Approve
Dept of Transportation	Without Recommendation
Planning Commission	Approve
Board of Municipal and Zoning Appeals	No Objection
Law Dept	Approve for form and sufficiency

- (6) The proposed amendment's relationship to and consistency with the City's Comprehensive Master Plan;

The Comprehensive Plan identifies the area as potential Transit Oriented Development, due to the proximity of two of the alternative routes of the Red Line. One of the parcels is currently identified as a vacant lot, while the other is not, but appears as such. The rest of the adjacent property is being prepared for redevelopment.

- (7) Existing uses of property within the general area of the property in question;

The immediate adjacent properties are zoned either C-2 or I-2. Further from the site are areas zoned R-8, and I-1. They are residential and commercial properties.

- (8) The zoning classification of other property within the general area of the property in question;

The surrounding areas are zoned C-2, R-8, & I-2

- (9) The suitability of the property in question for the uses permitted under its existing zoning classification;

The properties under review are so small and disconnected from other I-2 uses that they are functional unusable as zoned.

- (10) The trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present classification;

The larger area of southeast Baltimore is experiencing development pressure to transition from industrial to residential. This includes a variety of requests to rezone industrial property to allow for residential and commercial uses.

- (11) For a rezoning based on a SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD, the following facts establish the substantial change since the time of the last comprehensive rezoning;

- (12) For a rezoning based on a MISTAKE in the existing zoning classification, the following facts establish that at the time of the last comprehensive zoning the Council failed to consider then existing facts, or projects or trends which were reasonably foreseeable and/or that events occurring subsequent to the comprehensive zoning have proven that the Council's initial premises were incorrect;

Staff finds that there was a mistake in the existing zoning that would meet the above criteria. Prior to the comprehensive rezoning completed in 2017, the area was zoned M-3. During the 2017 rezoning, known as Transform Baltimore, the area directly adjacent was rezoned C-2, however, these two lots which were no longer in use as railroad right-of-way and which are physically integrated with the area zoned C-2 were not rezoned.

SOURCE OF FINDINGS (Check all that apply):

- Planning Report – Planning Commission’s report, January 15, 2026
- Vote of the Committee to accept the report of the Planning Department as the finding of fact – Voted favorably on 02/26/26
- Testimony presented at the Committee hearing

Oral – Witness Name:

Jason Wright - Department of Housing and Community Development  
 Ty’lor Schnellera – Mayor’s Office of Government Relations  
 Eric Tiso - Department of Planning  
 Jeff Hochstetler – Department of Law

Written – Submitted by:

Planning Department Staff Report –  
 Baltimore Development Corporation Report –  
 Law Department, Agency Report –  
 Department of Public Works, Agency Report –  
 Department of Transportation  
 Board of Municipal and Zoning Appeals

**COMMITTEE MEMBERS VOTING IN FAVOR:**

Dorsey  
 Middleton  
 Blanchard  
 Gray  
 Bullock  
 Parker  
 Porter

Findings of Fact adopted.

Favorable report adopted.

The bill was read the second time and ordered printed for third reading.

**THIRD READING**

The President laid before the City Council:

**BILL NO. 25-0118** - An Ordinance approving the application of Urban Green LLC, acting as authorized agent of the owner of certain real property located at 2700-2798 Tivoly Avenue, 2701-2793 Tivoly Avenue, 2700-2770 Fenwick Avenue, 1701-1711 28th Street, 1811-1813 28th Street, 2700-2740 Hugo Avenue, and 2701-2735 Hugo Avenue, to have that property designated Planned Unit Development; and approving the Development Plan submitted by the applicant; and approving a special effective date.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Parker, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Gray, Bullock, Blanchard, Jones, Glover, Ramos - Total 14.

Nays - 0.

Absent - Councilmember Porter - Total 1.

The bill was read and approved, and the bill was declared "Passed".

**BILL NO. 25-0129** - An Ordinance providing a Supplementary State Fund Operating Appropriation in the amount of \$415,146 to the Department of Recreation and Parks – Service 654 (Urban Forestry), to provide funding for 2 positions, a job training program, and a green building class to expand the Camp Small wood recycling operations in hopes of advancing Baltimore’s sustainability and equity goals; and providing for a special effective date.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Parker, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Gray, Bullock, Blanchard, Jones, Glover, Ramos - Total 14.

Nays - 0.

Absent - Councilmember Porter - Total 1.

The bill was read and approved, and the bill was declared "Passed".

**BILL NO. 25-0139** - An Ordinance changing the zoning for the property known as 6101 Bowleys Lane (Block 6195, Lot 008), as outlined in red on the accompanying plat from the OIC Zoning District to the IMU 2 Zoning District; permitting, subject to certain conditions, the establishment, maintenance, and operation of a commercial composting facility on the same property; and providing for a special effective date.

It was read the third time.

The bill being on its final passage, the yeas and nays were called, resulting as follows:

Yeas - President and Councilmembers Parker, McCray, Dorsey, Conway, Schleifer, Middleton, Torrence, Gray, Bullock, Blanchard, Jones, Glover, Ramos - Total 14.

Nays - 0.

Absent - Councilmember Porter - Total 1.

The bill was read and approved, and the bill was declared "Passed".

**MOTION TO SUSPEND CITY COUNCIL RULES 10-2 AND 10-3  
WITH REGARD TO BILL NO. 26-0157**

Councilmember Dorsey made a motion to suspend Rules 10-2 and 10-3 in order to have an early hearing on Bill No. 26-0157.

The motion carried without exception, and the President declared the rules suspended with regard to the bill. Then Councilmember Dorsey announced a hearing date for the bill.

**ADJOURNMENT**

President Cohen adjourned the City Council to next meet on Monday, March 23, 2026, at 5:00 p.m.

Consent Calendar

CR0479 President Cohen and all Members

A Baltimore City Council Resolution on the death of Dr. Donald P Wilson, January 4, 1929 – February 13, 2026.

CR0480 Torrence

A Baltimore City Council Resolution on the death of Walter "Jimmy" Hill, October 3, 1929 – February 15, 2026.

CR0481 President Cohen and all Members

A Baltimore City Council Resolution Congratulating Medeline Pennington in recognition of her 97<sup>th</sup> birthday.

CR0482 Torrence

A Baltimore City Council Resolution on the death of Dr. Charles W. Simmons, June 17, 1938 – January 26, 2026.

CR0483 President Cohen and all Members

A Baltimore City Council Resolution Congratulating Rev. Anthony Q. Bell in recognition of 11 years of Faithful Service to New Hope Baptist Church of Christ.

CR0484 President Cohen and all Members

A Baltimore City Council Resolution Congratulating Marian Heath in recognition of her many years of service to children and families of Baltimore City.

CR0485 President Cohen and all Members

A Baltimore City Council Resolution on the death of Christopher Alexander Morton, August 5, 1995 – August 3, 2023.

CR0486 President Cohen and all Members

A Baltimore City Council Resolution Congratulating LaTonya V. Christian-O'Brien in recognition of 20 years of dedicated service as a Correctional Officer, exemplifying professionalism, leadership, and commitment to public service.

CR0487 President Cohen and all Members

A Baltimore City Council Resolution Congratulating the Honorable Kurt Schmoke & Dr. Patricia Schmoke in recognition of becoming Roberta's House 2026 Elijah Cummings Leadership Awardees for outstanding leadership and vision, supporting Maryland families.

CR0488 President Cohen and all Members

A Baltimore City Council Resolution Congratulating Ozzie Davis in recognition of outstanding community service and historic leadership, 2026 Roberta's House Elijah Cummings Torchbearer Awardee.

CR0489 Conway

A Baltimore City Council Resolution Congratulating the Honorable Robert M. Bell in recognition of your contributions to the Baltimore community through distinguished service, tireless advancement, and selfless advocacy in their respective areas of influence.

CR0490 Conway

A Baltimore City Council Resolution Congratulating Mr. William C. Brown, Sr in recognition of your contributions to the Baltimore community through distinguished service, tireless advancement, and selfless advocacy in their respective areas of influence.

CR0491 Conway

A Baltimore City Council Resolution Congratulating Mrs. Carol Foreman in recognition of your contributions to the Baltimore community through distinguished service, tireless advancement, and selfless advocacy in their respective areas of influence.

CR0492 Conway

A Baltimore City Council Resolution Congratulating Ms. Stephanie V. Lee in recognition of your contributions to the Baltimore community through distinguished service, tireless advancement, and selfless advocacy in their respective areas of influence.

CR0493 Conway

A Baltimore City Council Resolution Congratulating Senator Charles E. Sydnor, III in recognition of your contributions to the Baltimore community through distinguished service, tireless advancement, and selfless advocacy in their respective areas of influence.

CR0494 Conway

A Baltimore City Council Resolution Congratulating Mr. Mark Anthony Thomas in recognition of your contributions to the Baltimore community through distinguished service, tireless advancement, and selfless advocacy in their respective areas of influence.

CR0495 Conway

A Baltimore City Council Resolution Congratulating Ms. Erica Waters in recognition of your contributions to the Baltimore community through distinguished service, tireless advancement, and selfless advocacy in their respective areas of influence.

CR0496 President Cohen and all Members, Dorsey

A Baltimore City Council Resolution Congratulating Richard Everett Hackett in recognition of your 75th birthday, and a lifetime of outstanding leadership, dedicated service and unwavering commitment to the community.

CR0497 Bullock

A Baltimore City Council Resolution Congratulating Mr. and Mrs. Hwang in recognition of 25+ years of service to your neighborhood.

CR0498 President Cohen and all Members

A Baltimore City Council Resolution on the death of James Bethea, September 15, 1933 – March 1, 2026.

CR0499 Ramos

A Baltimore City Council Resolution Congratulating Shriver Hall Concert Series in recognition of 60 years enriching our community with unforgettable musical experiences that inspire, educate, and bring people together, creating a lasting cultural legacy across generations.

CR0500 President Cohen and all Members

A Baltimore City Council Resolution on the death of Friendly Greene, February 16, 1942 – February 27, 2026.