


FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	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 #23-0467 / REPEAL OF ORDINANCE 10-397 – 25 <sup>TH</sup> STREET STATION PLANNED UNIT DEVELOPMENT		

TO

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

DATE: January 29, 2024

At its regular meeting of January 25, 2024, the Planning Commission considered City Council Bill #23-0467, for the purpose of repealing Ordinance 10-397, which designated certain properties a Business and Industrial Planned Unit Development known as 25th Street Station; 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 #23-0467 and adopted the following resolutions, with eight members being present (eight in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #23-0467 be **approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office  
 The Honorable Eric Costello, Council Rep. to Planning Commission  
 Mr. Colin Tarbert, BDC  
 Ms. Rebecca Witt, BMZA  
 Mr. Geoffrey Veale, Zoning Administration  
 Ms. Stephanie Murdock, DHCD  
 Ms. Elena DiPietro, Law Dept.  
 Mr. Francis Burnszynski, PABC  
 Mr. Liam Davis, DOT  
 Ms. Natawna Austin, Council Services  
 Ms. Caroline Hecker, Esq.



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

### STAFF REPORT



Chris Ryer  
Director

January 25, 2024

**REQUEST:** City Council Bill #23-0467/ Repeal of Ordinance 10-397 – 25<sup>th</sup> Street Station Planned Unit Development:

For the purpose of repealing Ordinance 10-397, which designated certain properties a Business and Industrial Planned Unit Development known as 25th Street Station; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**PETITIONER:** Storage Lot LLC; Thibault Manekin, c/o Caroline L. Hecker, Esquire, 25 S. Charles Street, 21st Floor

**OWNERS:** Storage Lot LLC; F & C Properties, LLC; 300 W 24th Street, LLC; and South Remington Investor, LLC

#### **SITE/GENERAL AREA**

General Area: The 25<sup>th</sup> Street Station proposed project area is located in North Baltimore within the Remington and Charles Village neighborhoods. The site is approximately 14.2 acres which includes rights-of-ways. The proposed built development area included 11.5 acres. Under the prior zoning code, when this PUD was established, the underlying zoning was mixed with B-2-3, B-3-3, and M-2-2. The current underlying zoning is C-3 and C-2. The CSX tracks and railroad Right-of-way borders the west side of the site, Huntingdon and 25<sup>th</sup> Street border the north side, Maryland Avenue borders the east side and 24<sup>th</sup> Street and Sisson border south side of the site. Howard Street bisects the site creating two main development parcels.

Site Conditions: The site is composed of a series of parcels in the Remington and Charles Village communities, some of which are improved with low two-story commercial buildings. One parcel is a large surface-level parking lot used for MTA bus operations until the Kirk Avenue Bus Division was opened in 2021.

#### **HISTORY**

- On August 5, 2010 the Planning Commission approved City Council Bill #10-0488/ Planned Unit Development - Designation – 25th Street Station
- On August 5, 2010 the Planning Commission approved the subdivision and development plan for 25<sup>TH</sup> Street Station PUD -Lot 001 of Block 3625, Lots 011 and 013 of Block 3626A, and Lots 001, 002, 003, 004, and 005 of Block 3626C (subdivision not recorded)
- On August 5, 2010 the Planning Commission approved the Street Closing/ Portions of Ware Street & Hampden Avenue
- On November 24, 2010 Ordinance #10-397 established the 25<sup>th</sup> Street Station PUD.

- On December 16, 2010 the Planning Commission approved a Minor Amendment and Final Design Approval for the 25<sup>th</sup> Street Station PUD.
- On November 21, 2013, the Planning Commission approved a Minor Amendment and Revised Final Design Approval for Development Site I.

## **ANALYSIS**

Background: The 25<sup>th</sup> Street Station PUD project was envisioned to be a mixed use, residential and commercial development project with a variety of potential commercial uses. The development plan allocated space for a modified large box retailer, mid-sized retailers, and smaller, neighborhood commercial spaces. Surface and small parking structures would consolidate the required parking fields near and within buildings. Since the Planned Unit Developments (PUD) approval in 2010, legal actions prevented the development from moving forward with construction. During the delay, one of the major retailers originally envisioned to be part of Development Site I (Parcel west of Howard Street) made the decision to leave the development, while lead to a revised approval for the development. Since that time, the revised development never launched.

### Planned Unit Development:

Per Article 32 – *Zoning*, § 13-201, para (d), Repeal of “Planned unit developments may only be repealed by ordinance of the Mayor and City Council enacted in accordance with the provisions of this title.” Those provisions are as follows:

#### **§ 13-205. 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.

In staff's view, this PUD has been abandoned by the initial applicants, and so is no longer relevant. Further, since the comprehensive rezoning of the City, the underlying zoning allows for a wide variety of commercial uses, and so the flexibility previously sought is unlikely to be needed in the form approved. For these reasons, staff recommends that the PUD be repealed.

Equity: This bill will not create any negative equity concerns, as the existing conditions will not immediately change. 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.

Notification: The Greater Remington Improvement Association, and the Remington Neighborhood Association have been notified of this action.



**Chris Ryer**  
**Director**