



**BALTIMORE CITY COUNCIL  
ECONOMIC AND COMMUNITY DEVELOPMENT  
COMMITTEE**

**Mission Statement**

***On behalf of the Citizens of Baltimore City***, the Committee on Economic and Community Development (ECD) is responsible for supporting strong thriving communities. ECD will review proposed zoning and land use changes, tackle issues related to economic development, oversee housing policy, and promote equitable economic opportunity for all Baltimore residents.

**The Honorable Sharon Green Middleton**

**PUBLIC HEARING**

**August 13, 2024**

**2:01 PM**

**CLARENCE "DU" BURNS COUNCIL CHAMBERS**

**23-0467**

**Repeal of Ordinance 10-397 - 25th Street Station Planned Unit  
Development**

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Sharon Green Middleton, Vice Chair  
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Robert Stokes  
Danielle McCray  
*Staff: Marguerite Currin (443-984-3485)*



## BILL SYNOPSIS

**Committee: Economic and Community Development**

**Bill: 23-0467**

**Title: Repeal of Ordinance 10-397 —  
 3 25th Street Station Planned Unit Development**

**Sponsor: Councilmember Stokes**

**Introduced: December 4, 2023**

**Purpose:** 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.

BY Repealing  
 Ordinance 10-397

**Effective: On the day it is enacted**

### Agency Reports

Law Department	Approved for form & consistency
Dept Housing & Community Development	Favorable
Planning Commission	Favorable
Fire Dept	No Opposition
BMZA	No comment
Baltimore Development Corporation	Favorable
Dept of Transportation	No Oppsoition
Parking Authority	Favorable
Dept of Public Works	No Opposition



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## Analysis

### 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 Analysis

Adopted in 2010 Ordinance 10-397 (City Council Bill 10-0488) created the 25<sup>th</sup> Street Station PUD (Planned Unit Development). This was an Industrial PUD - the applicant intended to build a mixed-use development with residential and commercial uses. According to agency reports the project has been abandoned.

The PUD is located in North Baltimore. The CSX tracks and railroad Right-of-way borders the west side of the site, Huntingdon and 25th Street border the north side, Maryland Avenue borders the east side and 24th Street and Sisson border south side of the site.

If enacted this bill would repeal the 25<sup>th</sup> Street Station PUD and the properties located in the current PUD would be solely governed by their underlying C-3 (intensive commercial use) & C-2 (small to medium scale commercial use) designations.

In the applicant's statement of intent, they noted that they are perusing this change to allow the property to be operated and developed based on underlying zoning.

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### **Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Agency Reports, 23-0467 1<sup>st</sup> reader, Baltimore City Building Code,

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Analysis by: Anthony Leva  
Analysis Date: August 8, 2024

Direct Inquiries to: 410-396-1091

**CITY OF BALTIMORE**  
**COUNCIL BILL 23-0467**  
**(First Reader)**

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Introduced by: Councilmember Stokes

At the request of: Storage Lot LLC; Thibault Manekin

Address: c/o Caroline L. Hecker, Esquire, 25 S. Charles Street, 21<sup>st</sup> Floor  
Baltimore, Maryland 21201

Telephone: (410) 727-6600

Introduced and read first time: December 4, 2023

Assigned to: Economic and Community Development Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community Development, Planning Commission, Fire Department, Board of Municipal and Zoning Appeals, Baltimore Development Corporation, Department of Transportation, Parking Authority of Baltimore City, Department of Public Works

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Repeal of Ordinance 10-397 —**  
3 **25<sup>th</sup> Street Station Planned Unit Development**

4 FOR the purpose of repealing Ordinance 10-397, which designated certain properties a Business  
5 and Industrial Planned Unit Development known as 25<sup>th</sup> Street Station; and providing for a  
6 special effective date.

7 BY repealing  
8 Ordinance 10-397

9 **Recitals**

10 By Ordinance 10-397 the Mayor and City Council: (i) approved the application of WV  
11 Baltimore-24/Sisson LLC and WV Baltimore H 25 LLC (collectively, the “applicant”) to have  
12 certain properties designated as a Business and Industrial Planned Unit Development and  
13 (ii) approved the Development Plan submitted by the applicant.

14 Storage Lot LLC wishes to repeal Ordinance 10-397, as previously approved by the Mayor  
15 and City Council, to develop properties now located within the boundaries of the PUD in a  
16 manner that aligns with the underlying C-2 and C-3 Zoning Districts.

17 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
18 Ordinance 10-397 is repealed, and the authority conferred in that Ordinance to designate certain  
19 properties a Business and Industrial Planned Unit Development known as 25<sup>th</sup> Street Station is  
20 rescinded.

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


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

# **ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE**

**23-0467**

## **Repeal of Ordinance 10-397 — 3 25th Street Station Planned Unit Development AGENCY REPORTS**

Law Department	Approved for form & consistency
Dept Housing & Community Development	Favorable
Planning Commission	Favorable
Fire Dept	No Opposition
BMZA	No comment
Baltimore Development Corporation	Favorable
Dept of Transportation	No Oppsoition
Parking Authority	Favorable
Dept of Public Works	No Opposition

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**

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CITY OF BALTIMORE

BRANDON M. SCOTT,  
Mayor



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

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December 15, 2023

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 23-0467 – Repeal of Ordinance 10-397 – 25<sup>th</sup> Street Station Planned Unit Development

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 23-0467 for form and legal sufficiency. The bill would repeal the ordinance that enacted the 25<sup>th</sup> Street Station 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.

City Code, Art. 32, § 13-205.



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

Very truly yours,



Hilary Ruley  
Chief Solicitor

cc: Ebony Thompson, Acting City Solicitor  
Nina Themelis, Mayor's Office of Government Relations  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Jeff Hochstetler, Chief Solicitor  
Ashlea Brown, Chief Solicitor  
D'ereka Bolden, Assistant Solicitor  
Michelle Toth, Assistant Solicitor  
Teresa Cummings, Assistant Solicitor

<b>F R O M</b>	Name & Title	James W. Wallace, Fire Chief 	CITY OF BALTIMORE  <b>MEMO</b>	
	Agency Name & Address	Baltimore City Fire Department 401 E. Fayette Street, Mezzanine		
	Subject	City Council Bill #23-0467 - Repeal of Ordinance 10-397 — 25th Street Station Planned Unit Development		

TO: The Honorable Nick J. Mosby, President  
And All Members of the Baltimore City Council  
City Hall, Room 408

DATE: January 12, 2024


The Baltimore City Fire Department (BCFD) has no opposition to Council Bill 23-0467. All new structures and renovations to existing structures must comply with all applicable codes, ordinances, and laws and shall be required to obtain all required approvals. The locations shall comply with the Building, Fire, and Related Codes of Baltimore City 2020 Edition (As enacted by Ord. 15-547, and last amended by Ord. 18-1830) and applicable Maryland laws.

The above does not negate any requirements for submission of plans to the Office of the Fire Marshal for review of construction, fire detection/notification/suppression systems, and automatic sprinkler installation. The locations may be subject to an annual fire inspection and/or permits from the Office of the Fire Marshal.

JW/kw



## MEMORANDUM

**DATE:** February 27, 2024  
**TO:** Economic and Community Development Committee  
**FROM:** Colin Tarbert, President and CEO   
**POSITION:** Favorable  
**SUBJECT:** Council Bill 23-0467 Repeal of Ordinance 10-397 — 25th Street Station Planned Unit Development

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### **INTRODUCTION**

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 23-0467 introduced by Councilmember Stokes.

### **PURPOSE**

This bill will repeal Ordinance 10-397, which designated certain properties a Business and Industrial Planned Unit Development (PUD) known as 25th Street Station.

### **BRIEF HISTORY**

The 25th Street Station PUD, enacted in 2010, was originally intended to facilitate a significant mixed-use residential and commercial project. However, various legal actions prevented the development from moving forward, which led to a major retailer abandoning the project. No further development has since occurred related to the originally proposed project, and as a result this PUD is no longer necessary.

### **FISCAL IMPACT [to BDC]**

None.

### **AGENCY POSITION**

The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill 23-0467. If you have any questions, please contact Kim Clark at 410-837-9305 or [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com).

cc: Nina Themelis, Mayor's Office of Government Relations

[SO]

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CITY OF BALTIMORE

Brandon M. Scott, Mayor



BOARD OF MUNICIPAL AND  
ZONING APPEALS

Rebecca Lundberg Witt, *Executive Director*

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12/7/2023

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

**Re: CC Bill #23-0467-Repeal of Ordinance 10-397-  
25<sup>th</sup> Street St**

Ladies and Gentlemen:

City Council Bill No. 23-0467 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

Pursuant to Article 32, Section 5-507 (b) the BMZA shall provide reports on legislation submitted to the City Council Section per Section 5-501 (2) which includes the following: (i) a variance; (ii) a conditional use; (iii) a map amendment; (iv) an educational campus master plan; (v) a hospital general development plan; (vi) an area of special sign control; and (vii) a planned unit development. The BMZA, as a quasi-judicial agency, will not be providing a report or comment.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca R Witt".

Rebecca Lundberg Witt  
Executive Director

CC: Mayor's Office of Council Relations  
City Council President  
Legislative Reference





CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Alice Kennedy, Housing Commissioner
<b>DATE</b>	April 30, 2024
<b>SUBJECT</b>	<b>23-0467 Repeal of Ordinance 10-397 - 25th Street Station Planned Unit Development</b>

The Honorable President and  
Members of the City Council  
City Hall, Room 400

4/30/24

**Position: Favorable**

**Introduction**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0467 Repeal of Ordinance 10-397 - 25th 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.

If enacted, City Council Bill 23-0467 would repeal Ordinance 10-397, which designated certain properties in the Remington and Charles Village neighborhoods a Business and Industrial Planned Unit Development known as 25<sup>th</sup> Street Station. If approved, this ordinance will take effect the day it is enacted.

**DHCD Analysis**

At its regular meeting of January 25th, 2024, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. The Commission found that the Planned Unit Development (PUD) known as 25<sup>th</sup> Street Station had been abandoned by its initial applicants and was no longer relevant. They also noted that as the underlying zoning allows for a wide variety of commercial uses, the flexibility previously sought is unlikely to be needed again in the form approved.



DHCD does not foresee any negative impacts resulting from the approval of this bill as the development which initiated the PUD is no longer planned and its repeal would simply return the site to the conditions of its prior C-3 and C-2 zoning designations.

The Bill does not have an operational or fiscal impact on DHCD. The property is not located within any of DHCD's Impact Investment Areas, Community Development Zones, or Streamlined Code Enforcement Areas. The repeal of Ordinance 10-397 and thereby the PUD known as 25th Street Station, may expand economic and redevelopment opportunities for residents of Remington, Charles Village, and the surrounding communities.

## Conclusion

DHCD respectfully request a **favorable** report on City Council Bill 23-0467.



BRANDON M. SCOTT  
MAYOR  
*100 Holliday Street, Room 250  
Baltimore, Maryland 21202*

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Corren Johnson, Director – Department of Transportation
<b>DATE</b>	May 29, 2024
<b>SUBJECT</b>	23-0467 Repeal of Ordinance 10-397 - 25th Street Station Planned Unit Development

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## **Position: No Objection**

### Introduction

Repeal of Ordinance 10-397 - 25th 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.

### DOT Analysis

Council Bill 23-0467 would repeal the 25th Street Station planned unit development (PUD). Repeal of the PUD would have no direct impact to the Department. Traffic and congestion impact of potential development are unlikely to change significantly with the repeal of the 25th Street Station PUD. Significant development projects in certain areas are subject to traffic impact and mitigation requirements established by the Department.

### Conclusion

The Department foresees no fiscal or operational impact resulting from the legislation. Therefore, the Department has no objection to the advancement of Council Bill 23-0467.



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Acting Director Khalil Zaied, Department of Public Works <i>Khalil Zaied</i>
<b>DATE</b>	April 25, 2024
<b>SUBJECT</b>	<b>City Council Bill 23-0467 (Repeal of Ordinance 10-397 – 25<sup>th</sup> Street Station Planned Unit Development)</b>

The Honorable President and  
Members of the City Council  
City Hall, Room 400

4/25/24

**Position: No Objection**

**SUMMARY OF POSITION**

Ordinance 10-397 established the 25<sup>th</sup> Street Station Business Planned Unit Development (PUD) and approved the Development Plan submitted by the applicant, WV Baltimore-24/Sisson LLC and WV Baltimore H 25 LLC. The PUD is generally bounded by Huntingdon and West 25<sup>th</sup> Streets to the north, Maryland Avenue to the east, West 24<sup>th</sup> and Sisson Streets to the south, and the CSX tracks and right-of-way to the west. Howard Street bisects the site. At the time of its approval, the PUD site was comprised mostly of the Anderson General Motors/Honda Dealership and included the properties known as 101-115 West 25<sup>th</sup> Street; 204 West Ware Street; 2438 North Howard Street; 2500 Huntingdon Avenue; 300, 330 and 400 West 24<sup>th</sup> Street; a portion of Ward 12, Section 5, Block 3626C, Lot 5 (CSX property); and a portion of Hampden Avenue and Ware Street that projected into and terminated within the development site. The PUD and Development Plan allows for approximately 70-80 residential units and 337,568 square feet of large and small retail businesses to be developed. One of the more controversial elements of the plan was to stack two large box stores on the parcel to the west of Howard Street, with a Lowe's home improvement store on the ground level, and a Walmart store above. The ground level area was to include a garden center, a truck delivery area, and a multi-level parking structure to accommodate parking for both stores.

Legal actions were filed after passage of the Ordinance, which forestalled the ability to begin construction of the Development Plan. A revised development plan was prepared but did not materialize. In the intervening years the comprehensive rezoning of Baltimore City in 2017 changed the underlying zoning of the commercial properties in the PUD area that could now support a wider range of uses. Based on this information, the Department of Public Works has no objection to the passage of City Council Bill 23-0467.

# TRANSMITTAL MEMO

TO: Council President Nick J. Mosby  
FROM: Peter Little, Executive Director  
DATE: January 24, 2024  
RE: City Council Bill 23-0467



I am herein reporting on City Council Bill 23-0467 introduced by Councilmember Stokes at the request of Storage Lot LLC; Thibault Manekin c/o Caroline L. Hecker, Esquire.

The purpose of this bill is to repeal 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.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The legislation does not reference parking. Parking requirements will be based on the underlying zoning and the standards in the Zoning Code. The site is located within an area where the PABC administers on-street parking programs. Parking meters are located to the North on the 100 Block of W 25th Street. As building plans and uses are submitted, PABC will be involved through Site Plan Review Committee to ensure that parking and loading demands are adequately addressed and that negative effects of parking and loading are mitigated.

This bill will have no or minimal fiscal impact on PABC programs.

Based on the comments above, the PABC is favorable to the passage of City Council Bill 23-0467.

# **ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE**

**23-0467**

**Repeal of Ordinance 10-397 —  
3 25th Street Station Planned Unit Development**

**ADDITIONAL MATERIALS**

**STATEMENT OF INTENT  
FOR**

Repeal of Ordinance 10-397 –  
25<sup>th</sup> Street Station Planned Unit Development

1. Applicant's name, address and telephone number: Storage Lot LLC c/o Caroline L. Hecker, Rosenberg Martin Greenberg, LLP, 25 S. Charles Street, 21<sup>st</sup> Floor, (410) 727-6600
2. All proposed changes for the property: Repeal of PUD to permit property to be operated and developed based on underlying zoning
3. All intended use of the property: commercial uses as permitted by underlying zoning
4. Current owner's name, address, and telephone number:

<u>Address</u>	<u>Property Owner</u>	<u>Deed Reference</u>
101 W. 25 <sup>th</sup> Street	South Remington Investor LLC 301 W. 29 <sup>th</sup> Street, Ste. 2002 Baltimore, MD 21211	16595/424
204 W. Ware Street	South Remington Investor LLC 301 W. 29 <sup>th</sup> Street, Ste. 2002 Baltimore, MD 21211	16595/390
2438 N. Howard Street	South Remington Investor LLC 301 W. 29 <sup>th</sup> Street, Ste. 2002 Baltimore, MD 21211	16595/390
2500 Huntington Ave.	Storage Lot LLC 301 W. 29 <sup>th</sup> Street, Ste. 2002 Baltimore, MD 21211	16600/341
300 W. 24 <sup>th</sup> Street	300 W. 24 <sup>th</sup> Street LLC 301 W. 29 <sup>th</sup> Street, Ste. 2002 Baltimore, MD 21211	18953/151
330 W. 24 <sup>th</sup> Street	F & C Properties LLC 320 W. 24 <sup>th</sup> Street Baltimore, MD 21211	8704/494
400 W. 24 <sup>th</sup> Street	F & C Properties LLC 320 W. 24 <sup>th</sup> Street Baltimore, MD 21211	8704/494
Proposed CSX Subdivision Parcel	CSX Transportation Inc. 500 Water Street Jacksonville, FL 32202	1864/468

5. The property was acquired by the current owner by deed recorded in the Land Records of Baltimore City in Liber \_\_\_\_ folio \_\_\_\_\_. [Please see above.]

6. (a) There is \_\_\_ is not X a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties on the contract are {use additional sheet if necessary}:

\_\_\_\_\_  
N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(ii) The purpose, nature and effect of the contract are: N/A

\_\_\_\_\_  
\_\_\_\_\_

7. (a) The applicant is \_\_\_ is not X acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are {use additional sheet if necessary}: N/A

### AFFIDAVIT

I, Caroline L. Hecker, 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.



By: \_\_\_\_\_  
Caroline L. Hecker, Authorized Agent

November 10, 2023  
Date

Maryland The Daily Record  
200 St. Paul Place  
Baltimore, MD, 21202  
Phone: 4435248100

MARYLAND

# THE DAILY RECORD

## Affidavit of Publication

To: Rosenberg, Martin, Greenberg, LLP - Caroline L. Hecker  
25 S Charles St, Fl 21  
Baltimore, MD, 21201

Re: Legal Notice 2633661,  
PUBLIC HEARING ON BILL NO. 23-0467

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): 07/23/2024

By



Joy Hough  
Authorized Designee of the Publisher

### Baltimore City

#### BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 23-0467

The Economic and Community Development Committee of the Baltimore City Council will meet on Tuesday, August 13, 2024, at 2:00 p.m. to conduct a public hearing on City Council Bill No. 23-0467. The Committee will meet in Council Chambers in City Hall, 100 Holiday Street Baltimore City. The hearing will also be presented virtually through Webex. Information on how the public can participate in the hearing will be available at <https://baltimore.legistar.com/Calendar.aspx>.

#### 23-0467 Repeal of Ordinance 10-397 - 25th 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.

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

Applicant: Storage Lot LLC

For more information, contact Committee Staff at (410) 306-1001.

Sharon Green Middleton  
Chair

Jy23 2633661



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

*Today's Date: [7/15/2024]*

**City Council Bill No.: 23-0467**



*(Place a picture of the posted sign in the space below.)*

**Address: 24<sup>th</sup> Street and Hampden Avenue frontage**

**Date Posted: July 13, 2024**

*[Handwritten signature]*

**Name: Martin Ogle**

**Address: 9912 Maidbrook Road Parkville Md, 21234**

**Telephone: 443-629-3411**

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- 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

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