

CITY OF BALTIMORE
COUNCIL BILL 26-_____
(First Reader)

Introduced by: Councilman Zac Blanchard
At the request of: Cheers Building LLC
Address: c/o Caroline L. Hecker, Esq.
Rosenberg Martin Greenberg, LLP
25 S. Charles Street, Suite 21st Floor, Baltimore, Maryland 21201
Telephone: 410-727-6600

Introduced and read first time: _____

Assigned to: _____

Referred to the following agencies: _____

A BILL ENTITLED

AN ORDINANCE concerning

Planned Unit Development – Amendment – Under Armour Headquarters

FOR the purpose of approving certain amendments to the Development Plan of the Under Armour Headquarters Planned Unit Development; and providing for a special effective date.

By authority of
Article 32 – Zoning
Section 5-201(a) and Title 13
Baltimore City Revised Code
(Edition 2000)

Recitals

By Ordinance 09-103, the Mayor and City Council (i) approved the application of Hull Point, LLC to have certain property located in Locust Point designated an Industrial Planned Unit Development, and (ii) approved the Development Plan submitted by the applicant.

By Ordinance 12-04, the Mayor and City Council approved the application of UA Locust Point Holdings, LLC, the successor by purchase to Hull Point, LLC, to amend the Development Plan previously approved by the Mayor and City Council; to rename the Planned Unit Development; to modify certain provisions regarding the allowable net leasable retail square footage, the net leasable area allowed for any single retail tenant, the allowable net leasable office square footage, the allowable retail square footage that may be converted to office square footage, and the aggregate net leasable square footage; to correct a provision that restricted Area VII to residential use; to modify a provision for the height of all structures; to modify a sign provision; and to add a provision to the traffic impact requirements.

By Ordinance 25-66, the Mayor and City Council approved the application of Cheers Building, LLC, the successor by purchase to UA Locust Point Holdings, LLC of a portion of the Planned Unit Development, to amend the provisions of the Planned Unit Development to remove elementary and secondary schools from the list of prohibited principal uses; modify a provision regarding which areas of the Planned Unit Development only permit residential use; modify a

1 provision regarding the maximum total number of dwelling units in areas that only permit
2 residential use; and remove a provision restricting vehicle access at certain areas.
3

4 Cheers Building, LLC now wishes to further amend the provisions of the Planned Unit
5 Development to (i) modify a provision in which areas of the Planned Unit Development only
6 permit residential use; (ii) modify a provision regarding the maximum total number of dwelling
7 units in areas that only permit residential use; (iii) permit exceptions to the height limit of residential
8 structures; (iv) remove a requirement that certain areas only be used for parking garages; (v)
9 remove a provision restricting vehicular access to certain areas; and (vi) authorize certain
10 exceptions from the bulk and yard regulations.
11

12 On [REDACTED], representatives of the applicant met with the Department of Planning
13 for a preliminary conference to explain the scope and nature of the proposed amendments to the
14 proposed uses of the Planned Unit Development.
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16 The representatives of the applicant have now applied to the Baltimore City Council for
17 approval of these amendments, and they have submitted amendments to the Planned Unit
18 Development intended to satisfy the requirements of Section 5-201(a) and Title 13 of the Baltimore
19 City Zoning Code.
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21 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
22 Mayor and city Council approves the amendments to the Development Plan submitted by the
23 Developer, as attached to and made part of this Ordinance, including replacement Sheet 2,
24 “Proposed Development Plan,” dated [REDACTED].
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26 **SECTION 2. AND BE IT FURTHER ORDAINED,** that Section 4(d) of Ordinance 09-103, as
27 amended by Ordinance 12-04 and Ordinance 25-66, is amended to read as follows:
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29 **SECTION 4. AND BE IT FURTHER ORDAINED,** That in accordance with the provisions
30 of Title 13, the following uses are permitted within the Planned Unit Development:
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34 (d) The following additional provisions apply to permitted uses in the Planned Unit
35 Development:
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39 (6) Only residential use shall be permitted in Areas A, B, C, [and] D, E, AND
40 VII, and shall be limited to a maximum of 192 [76] dwelling units total. No
41 residential use shall be permitted in Areas I, II, III, IV, V, VI, [VII, E,] F,
42 G, H, and J.
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44 ...
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46 (9) No residential structures within the PUD shall exceed 35 feet in height
47 EXCEPT AS EXPRESSLY APPROVED ON SHEET 2, “PROPOSED DEVELOPMENT
48 PLAN”.
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50 ...
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52 [(11) The structures in Areas E and G of the Proposed Development Plan must
53 be parking garages, and those garages shall not exceed 70 feet in height.]
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3 [(14) No vehicular access shall be allowed from Beason Street or Haubert
4 Street into Areas E and VII except for emergency. Subject to City approval,
5 this access point will be blocked with removable bollards.]
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8 **SECTION 3. AND BE IT FURTHER ORDAINED,** That all plans for the construction of
9 permanent improvements on the property are subject to final design approval by the Planning
10 Commission to ensure that the plans are consistent with the Development Plan and this Ordinance.
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12 **SECTION 4. AND BE IT FURTHER ORDAINED,** That in order to give notice to the agencies
13 that administer the City Zoning Ordinance, the Director of Finance shall transmit a copy of this
14 Ordinance to the Board of Municipal and Zoning Appeals, the Planning Commission, the
15 Commissioner of Housing and Community Development, the Supervisor of Assessments for
16 Baltimore City, and the Zoning Administrator.
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18 **SECTION 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date
19 it is enacted.
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