

CITY OF BALTIMORE
ORDINANCE 25-066
Council Bill 25-0082

Introduced by: Councilmember Blanchard
Introduced and read first time: July 21, 2025
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable, with Amendments
Council action: Adopted
Read second time: October 20, 2025

AN ORDINANCE CONCERNING

1 Planned Unit Development – Amendment – Under Armour Headquarters

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

4 BY authority of

5 Article - Zoning
6 Section 5-201(a) and Title 13
7 Baltimore City Revised Code
8 (Edition 2000)

9 Recitals

10 By Ordinance 09-103, the Mayor and City Council: (i) approved the application of Hull
11 Point, LLC to have certain property located in Locust Point, consisting of 24.467 acres, more or
12 less, designated as a mixed use Planned Unit Development; and (ii) approved the Development
13 Plan submitted by the applicant.

14 By Ordinance 12-04, the Mayor and City Council approved the application of UA Locust
15 Point Holdings, LLC, the successor by purchase to Hull Point, LLC, to: (i) amend the
16 Development Plan previously approved by the Mayor and City Council; (ii) rename the Planned
17 Unit Development; (iii) modify certain provisions regarding the allowable net leasable retail
18 square footage, the net leasable area allowed for any single retail tenant, the allowable net
19 leasable office square footage, the allowable retail square footage that may be converted to office
20 square footage, and the aggregate net leasable square footage; (iv) correct a provision that
21 restricted Area VII to residential use; (v) modify a provision for the height of all structures;
22 (vi) modify a sign provision; and (vii) add a provision to the traffic impact requirements.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

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1 Cheers Building, LLC, the successor by purchase to UA Locust Point Holdings, LLC, wishes
2 to amend the provisions of the Planned Unit Development, as previously approved by the Mayor
3 and City Council, to: (i) remove elementary and secondary schools from the list of prohibited
4 principal uses; (ii) modify a provision regarding which areas of the Planned Unit Development
5 only permit residential use; (iii) modify a provision regarding the maximum total number of
6 dwelling units in areas that only permit residential use; and (iv) to remove a provision restricting
7 vehicle access at certain areas.

8 On July 8, 2025, representatives of Cheers Building, LLC, met with the Department of
9 Planning for a preliminary conference to explain the scope and nature of the proposed
10 amendments to the Planned Unit Development.

11 The representatives of Cheers Building, LLC, have now applied to the Baltimore City
12 Council for approval of these amendments intended to satisfy the requirements of Section
13 5-201(a) and Title 13 of the Baltimore City Zoning Code.

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE.** That the
15 **Mayor and City Council approves the amendments to the Development Plan submitted by the**
16 **Developer, as attached to and made part of this Ordinance, including replacement Sheet 2,**
17 **"Proposed Development Plan", dated September 11, 2025.**

18 **SECTION 2. 1. AND BE IT FURTHER ORDAINED,** That Sections 4(c) and (d) of Ordinance
19 09-103, as amended by Ordinance 12-04, are amended to read as follows:

20 **SECTION 4. AND BE IT FURTHER ORDAINED,** That in accordance with the provisions
21 of Title [9, Subtitles 1 and 4,] 13, the following uses are permitted within the Planned
22 Unit Development:

23 (c) The following uses are prohibited as principal uses in the Planned Unit
24 Development:

25 ...
26 electrical and household appliance stores;
27 [elementary, secondary schools: nonprofit or publicly owned;
28 elementary, secondary schools: public or private;]
29 exterminators' shops;
30 ...

31 (d) The following additional provisions apply to permitted uses in the Planned
32 Unit Development:

33 ...
34 (6) Only residential use shall be permitted in Areas [A, B,] C and D and shall
35 be limited to a maximum of [140] 94 76 dwelling units total. No
36 residential use shall be permitted in Areas I, II, III, IV, V, VI, VII, E, F, G,
37 H, and J.

38 ...
39 ~~[(14) No vehicular access shall be allowed on the south side of Areas E and~~
40 ~~VII, except for emergency. Subject to City approval, this access point will~~
41 ~~be blocked with removable bollards.]~~

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1 (14) No vehicular access shall be allowed [on the south side of] FROM
2 BEASON STREET OR HAUBERT STREET INTO Areas E and VII,
3 except for emergency. Subject to City approval, this access point
4 will be blocked with removable bollards.
5 ...

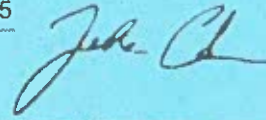
6 **SECTION 3. ~~2.~~ AND BE IT FURTHER ORDAINED,** That all plans for the construction of
7 permanent improvements on the property are subject to final design approval by the Planning
8 Commission to insure that the plans are consistent with the Development Plan and this
9 Ordinance.

10 **SECTION 4. ~~3.~~ AND BE IT FURTHER ORDAINED,** That in order to give notice to the agencies
11 that administer the City Zoning Ordinance, the Director of Finance shall transmit a copy of this
12 Ordinance to the Board of Municipal and Zoning Appeals, the Planning Commission, the
13 Commissioner of Housing and Community Development, the Supervisor of Assessments for
14 Baltimore City, and the Zoning Administrator.

15 **SECTION 5. ~~4.~~ AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date
16 it is enacted.

Council Bill 25-0082

Certified as duly passed this 27th day of October, 20 25



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 29th day of October, 20 25



Chief Clerk

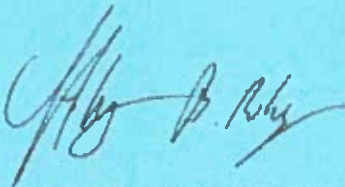
Approved this 7 day of December, 20 25



Mayor, Baltimore City

Approved for Form and Legal Sufficiency,

this 29th day of October, 2025



Chief Solicitor

LEGEND

-  solid
 dashed
 dotted
 dash-dot
 long-dash
 cross-hatch
 diagonal hatch
 horizontal hatch
 vertical hatch
 rectangular hatch
 circular hatch
 triangular hatch
 star hatch
 wavy hatch
 zigzag hatch
 random hatch
 grid hatch
 concentric circle hatch
 radial hatch
 concentric square hatch
 radial square hatch
 concentric diamond hatch
 radial diamond hatch

NORTHWEST BRANCH
PATAPSCO RIVERNORTHWEST BRANCH
PATAPSCO RIVER[illegible]

Σ
Χ
Ι

Kimley»Horn

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PHONE: 443-743-5470
WWW.KALEY-MORN.COM

KMA PROJECT
DATE 9/11/2025
REAL AS SUPPLY
DEVELOP BY
DESIGN BY
CONSTRUCT BY

UNDER ARMOUR HEADQUARTERS
PLANNED UNIT DEVELOPMENT
BALTIMORE CITY, MARYLAND

UNION MOTION

PROPOSED DEVELOPMENT PLAN (REPLACEMENT SHEET)

2 OF 3

Year	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

1. *What is the purpose of the study?*
The purpose of the study is to investigate the effect of the use of a computer-based learning system on the learning outcomes of students in a mathematics course.

2. *What is the research question?*
The research question is: "What is the effect of the use of a computer-based learning system on the learning outcomes of students in a mathematics course?"

3. *What is the hypothesis?*
The hypothesis is: "The use of a computer-based learning system will have a positive effect on the learning outcomes of students in a mathematics course."

4. *What is the significance of the study?*
The significance of the study is that it will provide valuable information on the effectiveness of computer-based learning systems in mathematics education.

5. *What are the variables in the study?*
The variables in the study are the independent variable (the use of a computer-based learning system) and the dependent variable (the learning outcomes of students in a mathematics course).

6. *What is the study design?*
The study design is a quasi-experimental design, as it involves the use of a control group and an experimental group.

7. *What are the data collection methods?*
The data collection methods are a pre-test and a post-test, which are used to measure the learning outcomes of the students in the control and experimental groups.

8. *What are the data analysis methods?*
The data analysis methods are a t-test and a chi-square test, which are used to compare the learning outcomes of the control and experimental groups.

9. *What are the conclusions of the study?*
The conclusions of the study are that the use of a computer-based learning system has a positive effect on the learning outcomes of students in a mathematics course.


10. *What are the implications of the study?*
The implications of the study are that computer-based learning systems should be used in mathematics education to improve learning outcomes.

氏名	年齢	性別	職業	備考
田中 健一	25	男	学生	
山田 太郎	22	男	学生	
佐藤 三郎	20	男	学生	
鈴木 一郎	18	男	学生	
高橋 五郎	15	男	学生	
中村 次郎	12	男	学生	
小林 四郎	10	男	学生	
西村 六郎	8	男	学生	
山口 七郎	6	男	学生	
田村 八郎	4	男	学生	
佐々木 九郎	2	男	学生	
渡辺 十郎	1	男	学生	
松本 十一郎	0	男	学生	
伊藤 十二郎	0	男	学生	
清水 十三郎	0	男	学生	
山崎 十四郎	0	男	学生	
佐藤 十五郎	0	男	学生	
高橋 十六郎	0	男	学生	
中村 十七郎	0	男	学生	
小林 十八郎	0	男	学生	
西村 十九郎	0	男	学生	
山口 二十郎	0	男	学生	
田村 二十一郎	0	男	学生	
佐々木 二十二郎	0	男	学生	
渡辺 二十三郎	0	男	学生	
松本 二十四郎	0	男	学生	
伊藤 二十五郎	0	男	学生	
清水 二十六郎	0	男	学生	
山崎 二十七郎	0	男	学生	
佐藤 二十八郎	0	男	学生	
高橋 二十九郎	0	男	学生	
中村 三十郎	0	男	学生	
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田村 八十六郎	0	男	学生	
佐々木 八十七郎	0	男	学生	
渡辺 八十八郎	0	男	学生	
松本 八十九郎	0	男	学生	

1. *Each participant will be assigned to a group of 10-12 members. The group will be assigned to a specific area of the city to study. The group will be assigned to a specific area of the city to study. The group will be assigned to a specific area of the city to study.*



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