

**CITY OF BALTIMORE  
COUNCIL BILL 08-0017  
(First Reader)**

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Introduced by: The Council President  
At the request of: The Administration (Department of Planning)  
Introduced and read first time: January 28, 2008  
Assigned to: Land Use and Transportation Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment 2 – Harbor Point**

3 FOR the purpose of approving certain amendments to the Development Plan of the Harbor Point  
4 Planned Unit Development.

5 BY authority of  
6 Article - Zoning  
7 Title 9, Subtitles 1 and 4  
8 Baltimore City Revised Code  
9 (Edition 2000)

10 **Recitals**

11 By Ordinance 04-682, as amended by Ordinance 07-625, the Mayor and City Council  
12 approved the application of Harbor Point Development, LLC, authorized by Honeywell  
13 International, Inc., to have certain property bounded generally by the Baltimore Harbor to the  
14 south and west, the Living Classroom’s site to the north, and Caroline Street to the east,  
15 consisting of 26.8 acres, more or less, designated as a Business Planned Unit Development and  
16 approved the Development Plan submitted by the applicant.

17 The Black Olive Development Company, LLC, and Harbor Point Development, LLC, wish  
18 to amend the Development Plan, as previously approved by the Mayor and City Council, to  
19 enlarge the boundary of the Business Planned Unit Development by incorporating the property  
20 known as 803 South Caroline Street (Block 1818, Lot 55) within it, and the Department of  
21 Planning wishes to make a technical correction to the square footage for the gross building area  
22 for all parcels within the PUD area, exclusive of certain structures, as specified in Ordinance 04-  
23 682.

24 On January 8, 2008, the owner of 803 South Caroline Street met with the Department of  
25 Planning for a preliminary conference to explain the scope and nature of the proposed  
26 amendments to the Development Plan.

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

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1 The applicant has now applied to the Baltimore City Council for approval of this amendment  
2 and has submitted an amendment to the Development Plan intended to satisfy the requirements  
3 of Title 9, Subtitles 1 and 4 of the Baltimore City Zoning Code.

4 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
5 Mayor and City Council approves the amendment to the Development Plan submitted by the  
6 applicant, as attached to and made part of this Ordinance, including PUD 1 “Title Sheet”, dated  
7 January 22, 2008, PUD 2 “Existing Conditions”, dated January 22, 2008, PUD 3 “Land-Use  
8 Plan, dated January 22, 2008, PUD 4 “Height Diagram”, dated January 22, 2008, and PUD 5  
9 “Illustrative Site Plan”, dated January 22, 2008. As shown on Exhibits PUD 1, PUD 2, PUD 3,  
10 PUD 4, and PUD 5, the eastern boundary of the Planned Unit Development has been enlarged by  
11 incorporating the property known as 803 South Caroline Street (Block 1818, Lot 55) within it,  
12 thereby increasing the area of the Planned Unit Development to approximately 26.9 acres.

13 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the first paragraph of Section 6 of  
14 Ordinance 04-682 is amended to read as follows:

15 SECTION 6. AND BE IT FURTHER ORDAINED, That the gross building area for  
16 all parcels within the PUD area will be [1.8] 1.82 million square feet, exclusive of  
17 the following structures, which shall not be counted towards the gross building  
18 area set forth herein:

19 **SECTION 3. AND BE IT FURTHER ORDAINED,** That all plans for the construction of  
20 permanent improvements on the property are subject to final design approval by the Planning  
21 Commission to insure that the plans are consistent with the Development Plan and this  
22 Ordinance.

23 **SECTION 4. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
24 accompanying amended Development Plan and in order to give notice to the agencies that  
25 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the  
26 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor  
27 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the  
28 Director of Finance then shall transmit a copy of this Ordinance and the amended Development  
29 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the  
30 Commissioner of Housing and Community Development, the Supervisor of Assessments for  
31 Baltimore City, and the Zoning Administrator.

32 **SECTION 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
33 after the date it is enacted.