

CITY OF BALTIMORE
ORDINANCE **24-328**
Council Bill 23-0433

Introduced by: Councilmember Ramos
At the request of: MCB Charles Village LLC
Address: c/o Caroline L. Hecker, Esq.
Rosenberg Martin Greenberg, LLP
25 S. Charles St., Suite 21st Fl., Baltimore, Maryland 21201
Telephone: (410) 727-6600
Introduced and read first time: October 2, 2023
Assigned to: Economic and Community Development Committee
Committee Report: Favorable, as amended
Council action: Adopted
Read second time: April 8, 2024

AN ORDINANCE CONCERNING

Planned Unit Development – Amendment – North Charles Village

FOR the purpose of approving certain amendments to the Development Plan of the North Charles Village Planned Unit Development.

BY authority of
Article - Zoning
Section 5-201(a) and Title 13, Subtitles 3 and 4
Baltimore City Revised Code
(Edition 2000)

Recitals

By Ordinance 96-35, as amended by Ordinances 03-639 and 07-629, the Mayor and City Council (i) approved the application of the owners of certain properties located generally within the area bounded by 33rd Street on the north, Hargrove Alley on the east, 30th Street on the ~~south~~ south, and Charles Street on the west, consisting of 12 acres, more or less, designated as a Residential Planned Unit Development and (ii) approved the Development Plan submitted by the applicant.

MCB Charles Village LLC (the “Applicant”), developer of the properties known as 3115-3119 Saint Paul Street and 3121 Saint Paul Street (collectively, the “Property”), wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to modify the allowable height of a certain structure within the Planned Unit.

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 On March 23, 2022, representatives of the Applicant met with the Department of Planning
2 for a preliminary conference to explain the scope and nature of the proposed amendments to the
3 Development Plan.

4 The representatives of the Applicant have now applied to the Baltimore City Council for
5 approval of the amendment, and they have submitted an amendment to the Development Plan
6 intended to satisfy the requirements of Section 5-201(a) and Title 13, Subtitles 3 and 4 of the
7 Baltimore City Zoning Code.

8 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
9 Mayor and City Council approves the amendment to the Development Plan submitted by the
10 Applicant, as attached to and made part of this Ordinance, including Sheet 3, "Illustrative
11 Preliminary Build-Out Plan" dated ~~October 2023~~ December 2023, which shall supersede any
12 previous version of Sheet 3, "Illustrative Preliminary Build-Out-Plan", which was referenced in
13 Section 1 of Ordinance 03-639.


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

17 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
18 accompanying amended Development Plan and in order to give notice to the agencies that
19 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the
20 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor
21 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the
22 Director of Finance then shall transmit a copy of this Ordinance and the amended Development
23 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the
24 Commissioner of Housing and Community Development, the Supervisor of Assessments for
25 Baltimore City, and the Zoning Administrator.

26 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
27 after the date it is enacted.

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Certified as duly passed this 15 day of April, 2024



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 15 day of April, 2024



Chief Clerk

Approved this 24 day of April, 2024



Mayor, Baltimore City

A TRUE COPY
Michael Moiseyev
Director of Finance

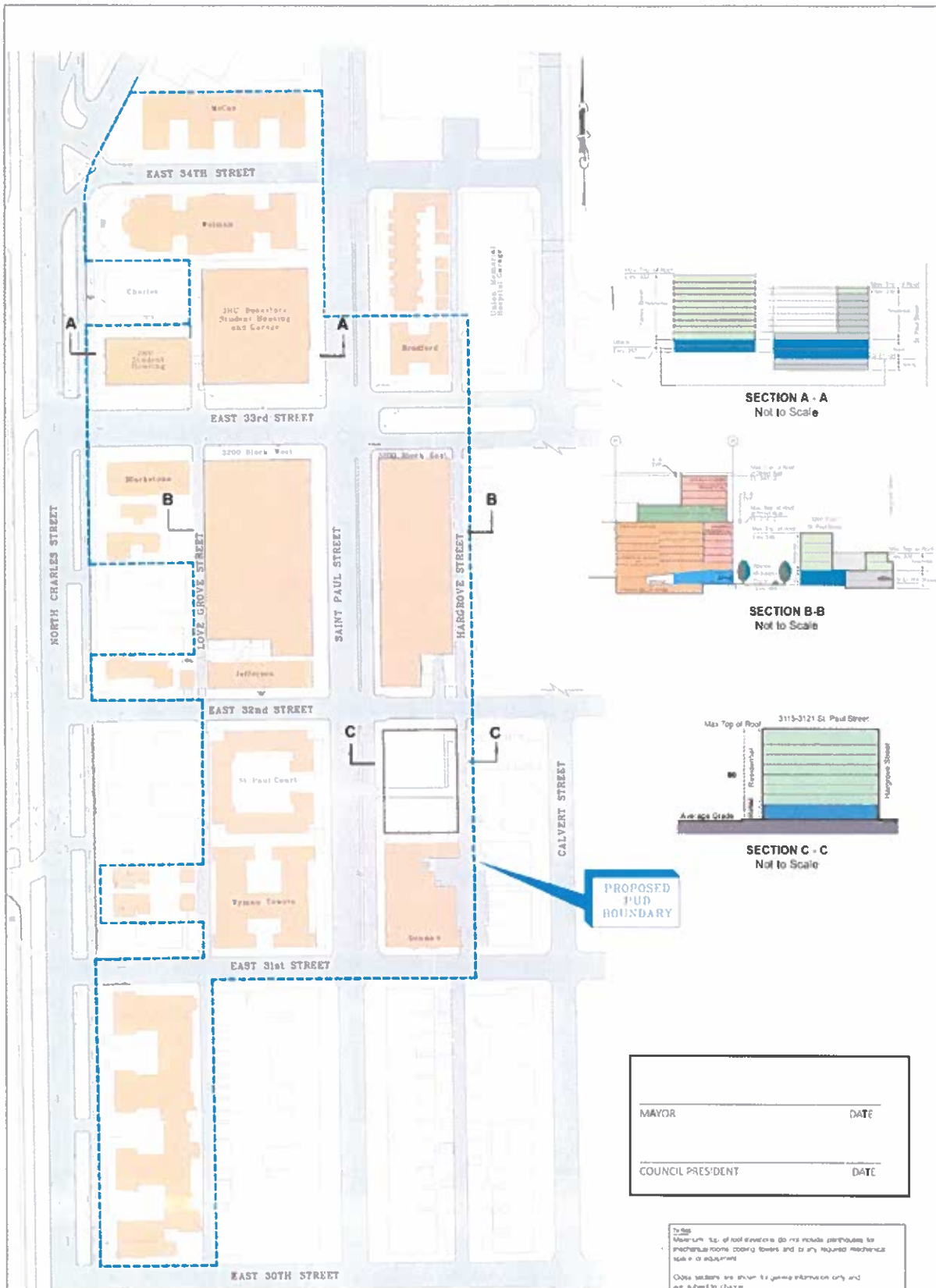
Approved for Form and Legal Sufficiency

This 24th Day of April, 2024.



Chief Solicitor

Chief Solicitor



LEGEND
 ■ EXISTING BUILDINGS TO REMAIN
 □ FUTURE BUILDING FOOTPRINT
 - - - PROPOSED UNIT PUD BOUNDARY



MAYOR	DATE
COUNCIL PRES/DENT	DATE

Notes
 1 The Build Out Plan is to illustrate the building height and massing limitations. The final architectural and site design for each building and structure is subject to the Planning Commission for approval.
 2 The unused permitted floor area ratio (FAR) and unused permitted number of dwelling units in the 3200 Block of St Paul Street, east and west side ("3200 St Paul Project") and the JHU properties consisting of Avon G. McCoy, Wolman and Bradford Buildings ("JHU Project") may be transferred within buildings with each Project, provided that the aggregate permitted FAR and permitted number of dwelling units for each Project is not exceeded.

NORTH CHARLES VILLAGE PUD

ILLUSTRATIVE PRELIMINARY BUILD-OUT PLAN

