# CITY OF BALTIMORE ORDINANCE \_\_\_\_\_\_ Council Bill 06-0512

Introduced by: Councilmembers Kraft, D'Adamo

At the request of: Natty Boh, LLC

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Introduced and read first time: September 18, 2006 Assigned to: Land Use and Transportation Committee

Committee Report: Favorable with amendments

Council action: Adopted

Read second time: November 13, 2006

#### AN ORDINANCE CONCERNING

### Planned Unit Development - Amendment - Brewers Hill

- For the purpose of approving a certain amendment amendments to the Development Plan of the Brewers Hill Planned Unit Development; and providing for a special effective date.
- 4 By authority of

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

9 Recitals

By Ordinance 06-250, the Mayor and City Council approved the application of Natty Boh, LLC, to create a Planned Unit Development for Brewers Hill by repealing Ordinance 00-128 and replacing the previous Planned Unit Development and accompanying Development Plan.

Natty Boh, LLC, wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to attach design guidelines as part of the Planned Unit Development and to amend the development sub-limits in Area 6 of the Planned Unit Development, and the adjustment of the Area 6 sub-limits does not increase the overall square footage or unit limits within the Planned Unit Development.

On September 12, 2006, representatives of Natty Boh, LLC, met with the Department of Planning for a preliminary conference to explain the scope and nature of the proposed amendments to the Development Plan.

The representatives of Natty Boh, LLC, have now applied to the Baltimore City Council for approval of these amendments, and they have submitted amendments to the Development Plan

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 2	intended to satisfy the requirements of Title 9, Subtitles 1 and 4 of the Baltimore City Zoning Code.	
3 4	SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That that Section 2 and Section 3(e) is are amended to read as follows:	
5	Section 2. And be it further ordained, That the Mayor and City Council	
6	approves the replacement of the Planned Unit Development and approves the new	
7	Development Plan submitted by the Developer, as attached to and made part of this	
8	Ordinance, including:	
9	(F) EXHIBIT A, "Brewers HILL PLANNED UNIT DEVELOPMENT DESIGN	
0	GUIDELINES", DATED OCTOBER 2, 2006.	
1	SECTION 3. AND BE IT FURTHER ORDAINED, That the maximum square footage	
2	for all buildings and uses in the Planned Unit Development is 1,982,250 square	
3	feet, that the maximum square footage for retail uses in the Planned Unit	
4	Development is 600,000 square feet, that the maximum square footage for office	
5	uses in the Planned Unit Development is 1,982,250 square feet, and that the	
6	maximum number of residential units in the Planned Unit Development is 1,070	
17	(or 1,126 when the rezoning described in Section 3(a) below is implemented),	
8	with further sub-limits and requirements as follows (all references to Areas are as	
9	labeled on the Development Plan):	
20	(e) in Area 6, a maximum of [80] 185 residential units and	
21	[122,665] 240,000 square feet, a maximum building height (as	
22 23	currently defined in the Zoning Code of Baltimore City) of 45	
23	feet measured at the northeast corner of each building that is	
24	constructed within the Area;	
25	SECTION 2. AND BE IT FURTHER ORDAINED, That the Mayor and City Council approves the	
26	amendments amendments to the Development Plan submitted by the Developer.	
27	SECTION 3. AND BE IT FURTHER ORDAINED, That all plans for the construction of	
28	permanent improvements on the property are subject to final design approval by the Planning	
29	Commission to insure that the plans are consistent with the Development Plan and this	
30	Ordinance.	
3 1	SECTION 4. AND BE IT FURTHER ORDAINED, That the Planning Department may determine	
32	what constitutes minor or major modifications to the Plan. Minor modifications require approval	
33	by the Planning Commission. Major modifications require approval by Ordinance.	
34	SECTION 5. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the	
35	accompanying amended Development Plan and in order to give notice to the agencies that	
36	administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the	
37	President of the City Council shall sign the amended Development Plan; (ii) when the Mayor	
8	approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the	
39	Director of Finance then shall transmit a copy of this Ordinance and the amended Development	
10	Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the	
1	Commissioner of Housing and Community Development, the Supervisor of Assessments for	
12	Baltimore City, and the Zoning Administrator.	

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SECTION 6. AND BE IT FURTHER ORDAINED, This enacted.	hat this Ordinance takes effect on the date
Certified as duly passed this day of	, 20
<u>-</u>	President, Baltimore City Counc
Certified as duly delivered to His Honor, the Mayor this day of, 20	,
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	Chief Clerk
Approved this day of, 20	