

Council Bill 06-0512

1 intended to satisfy the requirements of Title 9, Subtitles 1 and 4 of the Baltimore City Zoning
2 Code.

3 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That**
4 **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
10 GUIDELINES”, DATED OCTOBER 2, 2006.

11 SECTION 3. AND BE IT FURTHER ORDAINED, That the maximum square footage
12 for all buildings and uses in the Planned Unit Development is 1,982,250 square
13 feet, that the maximum square footage for retail uses in the Planned Unit
14 Development is 600,000 square feet, that the maximum square footage for office
15 uses in the Planned Unit Development is 1,982,250 square feet, and that the
16 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),
18 with further sub-limits and requirements as follows (all references to Areas are as
19 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 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 **amendment 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.**

31 **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**
38 **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**
40 **Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the**
41 **Commissioner of Housing and Community Development, the Supervisor of Assessments for**
42 **Baltimore City, and the Zoning Administrator.**

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1 **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it
2 is enacted.

Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City