

**CITY OF BALTIMORE
COUNCIL BILL 23-0433
(First Reader)**

Introduced by: Councilmember Ramos
At the request of: MCB Charles Village LLC
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Introduced and read first time: October 2, 2023

Assigned to: Economic and Community Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment – North Charles Village**

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

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

10 **Recitals**

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

17 MCB Charles Village LLC (the “Applicant”), developer of the properties known as
18 3115-3119 Saint Paul Street and 3121 Saint Paul Street (collectively, the “Property”), wishes to
19 amend the Development Plan, as previously approved by the Mayor and City Council, to modify
20 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.

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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, which shall supersede any previous version of
12 Sheet 3, “Illustrative Preliminary Build-Out-Plan”, which was referenced in Section 1 of
13 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.