

**CITY OF BALTIMORE
COUNCIL BILL 07-0629
(First Reader)**

Introduced by: Councilmembers Kraft, Curran
At the request of: Harbor East Parcel D - Acquisition, LLC
Address: c/o H&S Properties Development Corp., 1515 Fleet Street, Baltimore, Maryland
21231
Telephone: 443-573-4000
Introduced and read first time: March 26, 2007
Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment 1 – Harbor East**

3 FOR the purpose of approving certain amendments to the Development Plan of the Harbor East
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 06-179, the Mayor and City Council approved the application of Harbor East
12 Parcel D - Hotel, LLC, and Harbor East Parcel D - Residential, LLC, (both members of Harbor
13 East Parcel D - Acquisition, LLC) to have certain property located in the Inner Harbor East
14 Urban Renewal Area (the “Property”), consisting of 2.31 acres, more or less, designated as a
15 Business Planned Unit Development and approved the Development Plan submitted by the
16 applicant.

17 The current owner of the Property, Harbor East Parcel D - Acquisition, LLC, wishes to
18 amend the Development Plan, as previously approved by the Mayor and City Council, to modify
19 the floor area ratio and the heights of certain structures depicted in the Development Plan and to
20 modify the site plan and proposed conditions and make any other amendments or modifications
21 as necessary to accommodate additional office space and off-street parking on the Property.

22 On February 27, 2007, representatives of Harbor East Parcel D - Acquisition, LLC, met with
23 the Department of Planning for a preliminary conference to explain the scope and nature of the
24 proposed amendments to the Development Plan.

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

Council Bill 07-0629

1 The representatives of Harbor East Parcel D - Acquisition, LLC, have now applied to the
2 Baltimore City Council for approval of these amendments, and they have submitted amendments
3 to the Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 4 of the
4 Baltimore City Zoning Code.

5 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
6 Mayor and City Council approves the amended Development Plan submitted by Harbor East
7 Parcel D - Acquisition, LLC, as attached to and made part of this Ordinance, consisting of PUD
8 1, "Title Sheet", dated March 16, 2007; PUD 2, "Existing Conditions", dated March 16, 2007;
9 PUD 3, "Proposed Conditions, dated March 16, 2007; PUD 4, 5, 6, and 7, "Height Diagrams,"
10 dated March 16, 2007; PUD 8, "Concept Site Plan", dated March 12, 2007; and PUD 9,
11 "Concept Landscape Plan", dated March 16, 2007.

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

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

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