

CITY OF BALTIMORE
ORDINANCE
Council Bill 25-0118

Introduced by: Councilmember Ramos
At the request of: Urban Green LLC
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Introduced and read first time: November 10, 2025
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable
Council action: Adopted
Read second time: February 23, 2026

AN ORDINANCE CONCERNING

Planned Unit Development – Designation – Tivoly Eco-Village

FOR the purpose of approving the application of Urban Green LLC, acting as authorized agent of the owner of certain real property located at 2700-2798 Tivoly Avenue, 2701-2793 Tivoly Avenue, 2700-2770 Fenwick Avenue, 1701-1711 28th Street, 1811-1813 28th Street, 2700-2740 Hugo Avenue, and 2701-2735 Hugo Avenue, to have that property designated Planned Unit Development; and approving the Development Plan submitted by the applicant; and approving a special effective date.

BY authority of
Article - Zoning
Section 5-201(a), Title 5, Subtitle 5, and Title 13, Subtitle 2
Baltimore City Code
(Edition 2000)

Recitals

Urban Green LLC (the “Applicant”) is an authorized agent of the owner of certain real property located at 2700-2798 Tivoly Avenue, 2701-2793 Tivoly Avenue, 2700-2770 Fenwick Avenue, 1701-1711 28th Street, 1811-1813 28th Street, 2700-2740 Hugo Avenue, and 2701-2735 Hugo Avenue (the “Property”), consisting of 9.19 acres, more or less and located in the R-6 Zoning District. The Applicant proposes to redevelop the Property for residential and community uses.

The owner proposes redevelopment of the Property into approximately 100 homeownership units and a community center.

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.

dlr25-0520(2)-3rd/06Mar26
pud/cc25-0118-3rd Reader/bgl(format only):ad:ch

RULE 12-2  THIRD READER
PREPARED AND REVIEWED
DEPARTMENT OF LEGISLATIVE REFERENCE

By Ben.Guthorn at 10:34:01 AM, 3/9/2026

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On March 6, 2025, representatives of the Applicant met with the Department of Planning for a preliminary consultation, to explain the scope and nature of existing and proposed development on the property and to institute proceedings to have the property designated a Planned Unit Development.

On April 24, 2025, the Planning Commission reviewed and provided information and guidance on a concept plan for the proposed planned unit development at a public meeting.

The representatives of the Applicant have now applied to the Baltimore City Council for designation of the property as a Planned Unit Development, and they have submitted a Master Plan intended to satisfy the requirements of Title 13, Subtitle 3 of the Baltimore City Zoning Code.

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Mayor and City Council approves the application of the Applicant, authorized agent of the owner of certain real property located at 2700-2798 Tivoly Avenue, 2701-2793 Tivoly Avenue, 2700-2770 Fenwick Avenue, 1701-1711 28th Street, 1811-1813 28th Street, 2700-2740 Hugo Avenue, and 2701-2735 Hugo Avenue, consisting of 9.19 acres, more or less, as outlined on the accompanying Master Plan to designate the property a Planned Unit Development under Title 13, Subtitle 2 of the Baltimore City Zoning Code.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Master Plan entitled “Planned Unit Development – Tivoly Eco-Village”, submitted by the Applicant and consisting of Sheet 1.01 “Existing Conditions Plan”; Sheet 1.02 “Site Plan”; Sheet 1.03 “Utility Plan”; Sheet 1.04 “Stormwater Management Concept Plan”; Sheet 1.05 “Landscape Plan”; Sheet 1.06 “Lot Layout & Housing Plan”; Sheet 1.07 “Typical Lot Layouts”; and Sheet 1.08 “Architectural Elevations” all dated September 22, 2025, is approved.

SECTION 3. AND BE IT FURTHER ORDAINED, That all permitted and conditional uses in the Tivoly Eco-Village Planned Unit Development shall be as allowed under the Property’s underlying zoning, except that a Community Center shall be permitted by right in the location shown on the Master Plan.

SECTION 4. AND BE IT FURTHER ORDAINED, That the exceptions from the bulk and yard and off-street parking regulations of Article 32, Tables 9-401 and 16-406 of the Baltimore City Code as detailed on Sheet 1.02 “Site Plan” of the Master Plan shall be allowed.

SECTION 5. AND BE IT FURTHER ORDAINED, That the Applicant shall file a Final Development Plan for Phase I, as detailed in the Phasing Schedule set forth on Sheet 1.02 “Site Plan” of the Master Plan, within 2 years after enactment of this Ordinance. Final Development Plans for subsequent phases shall be submitted according to the Phasing Schedule.

SECTION 6. AND BE IT FURTHER ORDAINED, That the Planning Department may determine what constitutes a minor or major change to the Final Development Plan in accordance with Article 32, Sections 13-402 and 13-403. Minor changes require approval by the Planning Commission. Major changes require approval by Ordinance.

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1 **SECTION 7. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
2 accompanying Development Plan and to give notice to the agencies that administer the City
3 Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City
4 Council shall sign the Development Plan; (ii) when the Mayor approves this Ordinance, the
5 Mayor shall sign the Development Plan; and (iii) the Director of Finance then shall transmit a
6 copy of this Ordinance and the Development Plan to the Board of Municipal and Zoning
7 Appeals, the Planning Commission, the Commissioner of Housing and Community
8 Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

9 **SECTION 8. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
10 enacted.

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Certified as duly passed this 9th day of March, 2026



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 10th day of March, 2026



Chief Clerk

Approved this 16 day of March, 2026



Mayor, Baltimore City

Approved for Form and Legal Sufficiency.

this 17th day of March, 2026



Chief Solicitor