

CITY OF BALTIMORE
ORDINANCE **26-095**
Council Bill 25-0118

Introduced by: Councilmember Ramos
At the request of: Urban Green LLC
Address: c/o Drew E. Tildon, Esq.
Rosenberg Martin Greenberg, LLC
25 S. Charles Street, Suite 21st Floor
Baltimore, Maryland 21201
Telephone: (410) 727-6600

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

1 **Planned Unit Development – Designation – Tivoly Eco-Village**

2 FOR the purpose of approving the application of Urban Green LLC, acting as authorized agent of
3 the owner of certain real property located at 2700-2798 Tivoly Avenue, 2701-2793 Tivoly
4 Avenue, 2700-2770 Fenwick Avenue, 1701-1711 28th Street, 1811-1813 28th Street,
5 2700-2740 Hugo Avenue, and 2701-2735 Hugo Avenue, to have that property designated
6 Planned Unit Development, and approving the Development Plan submitted by the applicant;
7 and approving a special effective date.

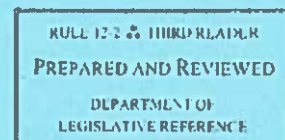
8 BY authority of
9 Article - Zoning
10 Section 5-201(a), Title 5, Subtitle 5, and Title 13, Subtitle 2
11 Baltimore City Code
12 (Edition 2000)

13 **Recitals**

14 Urban Green LLC (the "Applicant") is an authorized agent of the owner of certain real
15 property located at 2700-2798 Tivoly Avenue, 2701-2793 Tivoly Avenue, 2700-2770 Fenwick
16 Avenue, 1701-1711 28th Street, 1811-1813 28th Street, 2700-2740 Hugo Avenue, and
17 2701-2735 Hugo Avenue (the "Property"), consisting of 9.19 acres, more or less and located in
18 the R-6 Zoning District. The Applicant proposes to redevelop the Property for residential and
19 community uses.

20 The owner proposes redevelopment of the Property into approximately 100 homeownership
21 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



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

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

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

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
12 Mayor and City Council approves the application of the Applicant, authorized agent of the owner
13 of certain real property located at 2700-2798 Tivoly Avenue, 2701-2793 Tivoly Avenue,
14 2700-2770 Fenwick Avenue, 1701-1711 28th Street, 1811-1813 28th Street, 2700-2740 Hugo
15 Avenue, and 2701-2735 Hugo Avenue, consisting of 9.19 acres, more or less, as outlined on the
16 accompanying Master Plan to designate the property a Planned Unit Development under Title 13,
17 Subtitle 2 of the Baltimore City Zoning Code.

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

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

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

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

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

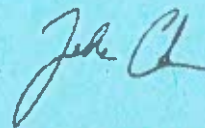
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1 **SECTION 7. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
2 accompanying Development Plan and to give notice to the agencies that administer the City
3 Zoning Ordinance: (i) when the City Council passes this Ordinance, 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 18 day of March, 2026



Mayor, Baltimore City

A TRUE COPY
Director of Finance

Approved for Form and Legal Sufficiency,

this 17th day of March, 2026



Chief Solicitor



PLANTING UNITS (PU) REQUIRED

COMPONENT	PU REQUIRED	PLANTING UNITS (PU) REQUIRED
1. OFFICE BUILDING	100	100
2. RETAIL BUILDING	150	150
3. GARAGE	50	50
4. TOTAL	300	300

FOREST CONSERVATION WORKSHEET

NO.	DATE	TIME	LOCATION	DESCRIPTION	STATUS
1	10/15/10	10:00	Area 1	Tree removed	Completed
2	10/15/10	10:30	Area 2	Tree preserved	In Progress
3	10/15/10	11:00	Area 3	Tree removed	Completed

PLANTING UNITS (PU) PROVIDED

PLANTING UNIT	QUANTITY	REMARKS
1. Tree 1" DBH	100	
2. Tree 2" DBH	150	
3. Tree 3" DBH	50	
4. Tree 4" DBH	0	
5. Tree 5" DBH	0	
6. Tree 6" DBH	0	
7. Tree 7" DBH	0	
8. Tree 8" DBH	0	
9. Tree 9" DBH	0	
10. Tree 10" DBH	0	
11. Tree 11" DBH	0	
12. Tree 12" DBH	0	
13. Tree 13" DBH	0	
14. Tree 14" DBH	0	
15. Tree 15" DBH	0	
16. Tree 16" DBH	0	
17. Tree 17" DBH	0	
18. Tree 18" DBH	0	
19. Tree 19" DBH	0	
20. Tree 20" DBH	0	

LANDSCAPE NOTE

1. ALL PLANTING UNITS SHALL BE PROVIDED BY THE CONTRACTOR.

2. PLANTING UNITS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF SEASIDE PLANTING SPECIFICATIONS.

3. PLANTING UNITS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF SEASIDE PLANTING SPECIFICATIONS.

4. PLANTING UNITS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF SEASIDE PLANTING SPECIFICATIONS.

5. PLANTING UNITS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF SEASIDE PLANTING SPECIFICATIONS.



CONTROL SHEET DATA

NO.	DATE	DESCRIPTION
1	10/15/10	Initial Review
2	10/20/10	Final Review
3	10/25/10	Approved



mk
 CONSULTING ENGINEERS, LLC
 1000 N. GARDEN ST., SUITE 100
 SEASIDE, CA 94138
 (714) 435-1111
 www.mk-engineers.com

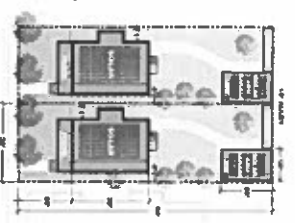
LANDSCAPE PLAN

TRIVY & COMPANY, LLC
 1000 N. GARDEN ST., SUITE 100
 SEASIDE, CA 94138
 (714) 435-1111
 www.trivy.com

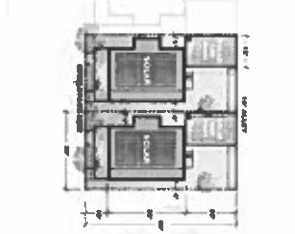
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26-095

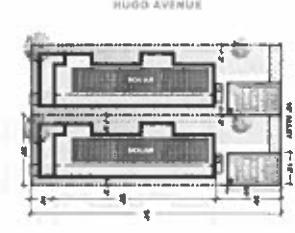
GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. FINISH GRADE SHALL BE AS SHOWN.
 4. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
 5. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
 6. ALL FOUNDATIONS SHALL BE CONCRETE ON GRADE.
 7. ALL ROOFS SHALL BE AS SHOWN.
 8. ALL EXTERIOR WALLS SHALL BE CONCRETE BLOCK OR BRICK.
 9. ALL INTERIOR WALLS SHALL BE GYP-SO-CRACK.
 10. ALL FLOORS SHALL BE AS SHOWN.
 11. ALL CEILING SHALL BE 8'0" UNLESS NOTED OTHERWISE.
 12. ALL DOORS SHALL BE 3'0" WIDE.
 13. ALL WINDOWS SHALL BE 4'0" WIDE.
 14. ALL STAIRS SHALL BE AS SHOWN.
 15. ALL PATIOS SHALL BE CONCRETE ON GRADE.
 16. ALL DRIVEWAYS SHALL BE CONCRETE ON GRADE.
 17. ALL SIDEWALKS SHALL BE CONCRETE ON GRADE.
 18. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
 19. ALL FOUNDATIONS SHALL BE CONCRETE ON GRADE.
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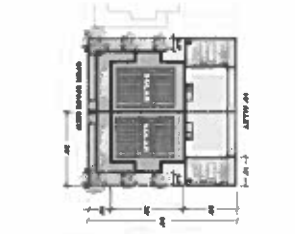
DETACHED TYPE A (ADU)
 LOT: 2,420 SF (20 FT X 94 FT)
 1ST & 2ND FLOOR: 1,306 SF
 WITH BASEMENT: 1,306 SF
 FRONT YARD: 20 FT
 SIDE YARD: 4.1 FT
 REAR YARD: 0 FT



DETACHED TYPE A (CARPORT)
 LOT: 1,800 SF (20 FT X 60 FT)
 1ST & 2ND FLOOR: 1,306 SF
 WITH BASEMENT: 1,306 SF
 FRONT YARD: 20 FT
 SIDE YARD: 4.1 FT
 REAR YARD: 20 FT



DETACHED TYPE B
 LOT: 2,444 SF (28 FT X 94 FT)
 1ST & 2ND FLOOR: 1,306 SF
 WITH BASEMENT: 1,306 SF
 FRONT YARD: 20 FT
 SIDE YARD: 3 FT
 REAR YARD: 23 FT



DUPLEX
 LOT: 1,800 SF (20 FT X 60 FT)
 1ST & 2ND FLOOR: 1,306 SF
 WITH BASEMENT: 1,306 SF
 FRONT YARD: 20 FT
 SIDE YARD: 3.5 FT
 REAR YARD: 20 FT

TYPICAL LOT LAYOUTS

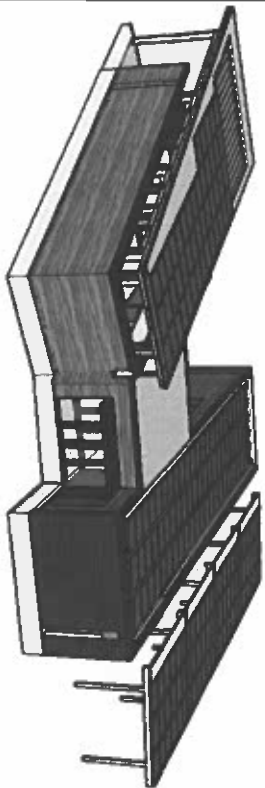
DWELLING UNIT SUMMARY

TYPE	RESIDENCES	UNITS
DETACHED TYPE A	1	1
DETACHED TYPE A (CARPORT)	1	1
DETACHED TYPE B	1	1
DUPLEX	1	1
TOTAL UNITS		4

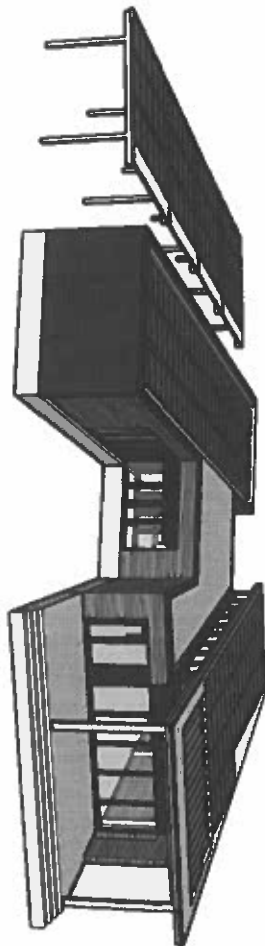


AS SHOWN
 PLANNED UNIT DEVELOPMENT
 TYPICAL
 LOT LAYOUTS
 TRIPLE-OR-VILLAGE
 PHASE 1, PARCEL 1
 10/11/2023

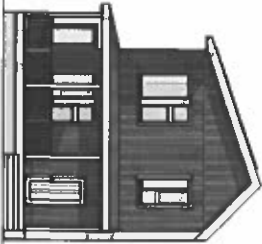
PUD-1.07



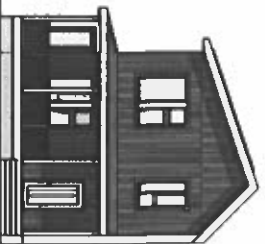
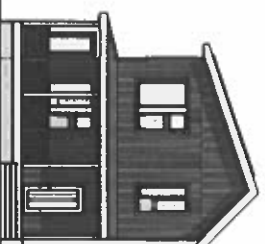
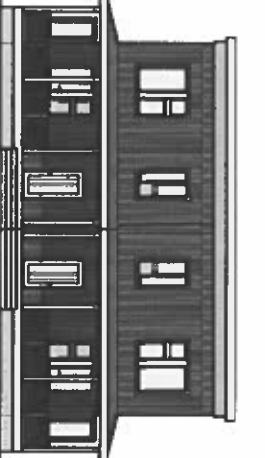
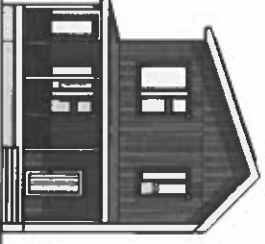
COMMUNITY CENTER - FRONT



COMMUNITY CENTER - REAR



ELEVATION AT TWOOLEY AVE
 $\frac{1}{8}'' = 1'-0''$



ELEVATION AT MEWS
 $\frac{1}{8}'' = 1'-0''$

mk
 Consulting Engineers, LLC
 8811 Riverchase Lane, Suite 401
 Atlanta, Georgia 30328
 Phone: 404.261.1111
 Fax: 404.261.1112
 www.mk-engineers.com

PROJECT:
 TOWNHOME DEVELOPMENT
 1000 TWOOLEY AVE
 ATLANTA, GA 30328
DATE:
 10/15/2013
SCALE:
 AS SHOWN

DESIGNED BY:
 J. B. BROWN
CHECKED BY:
 J. B. BROWN
DATE:
 10/15/2013

PROJECT LOCATION:
 1000 TWOOLEY AVE
 ATLANTA, GA 30328
OWNER:
 TOWNHOME DEVELOPMENT
 1000 TWOOLEY AVE
 ATLANTA, GA 30328

PROJECT NO.:
 1000 TWOOLEY AVE
DATE:
 10/15/2013

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