

**CITY OF BALTIMORE  
COUNCIL BILL 14-0414  
(First Reader)**

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Introduced by: Councilmember Branch

At the request of: Johns Hopkins Medicine

Address: c/o Vanessa Francis, Johns Hopkins Medicine, 901 South Bond Street, Suite 540,  
Baltimore, Maryland 21202

Telephone: 410-287-9900

Introduced and read first time: June 23, 2014

Assigned to: Land Use and Transportation Committee

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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, Department of General Services, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment 1 – Johns Hopkins South of Orleans**

3 FOR the purpose of approving certain amendments to the Development Plan of the Johns  
4 Hopkins South of Orleans 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 03-492, the Mayor and City Council (i) approved the application of Broadway  
12 Acquisition and Development Series (“Broadway Acquisition”) to have the property located at  
13 201 North Broadway and 301 North Broadway (collectively, the “Property”), consisting of 7.362  
14 acres, more or less, designated as a Business Planned Unit Development and (ii) approved the  
15 Development Plan submitted by the applicant.

16 Johns Hopkins Medicine, an affiliate of Broadway Acquisition (the “Developer”) wishes to  
17 amend the Development Plan, as previously approved by the Mayor and City Council.

18 On April 2, 2014, representatives of the Developer met with the Department of Planning for a  
19 preliminary conference to explain the scope and nature of the proposed amendments to the  
20 Development Plan.

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

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

5 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
6 Section 1 of Ordinance 03-492 is amended to read as follows:

7 SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF  
8 BALTIMORE, That the Mayor and City Council approves the application of  
9 [Broadway Acquisition and Development Series, fee simple owner of the property  
10 located at 201 North Broadway and the contract purchaser of 301 North  
11 Broadway,] THE DEVELOPER FOR THE PROPERTIES LOCATED AT 201 NORTH  
12 BROADWAY AND 301 NORTH BROADWAY, consisting of 7.362 acres, more or less,  
13 as outlined on the accompanying Development Plan consisting of:

14 (1) Sheet 1, entitled “Existing Conditions”, dated [June 26, 2002, and  
15 revised July 15, 2002, and further revised January 8, 2003] JUNE 16,  
16 2014;

17 (2) Sheet 2, entitled “Land Use [and Density] Master Plan”, dated [June  
18 26, 2002, and revised July 25, 2002] JUNE 16, 2014;

19 (3) Sheet 3, entitled “Community Agreement and Height Controls”, dated  
20 [June 26, 2002, and revised August 16, 2002] JUNE 16, 2014;

21 (4) Sheet 4, entitled “Vehicular and Pedestrian Circulation”, dated [June  
22 26, 2002, and revised July 25, 2002] JUNE 16, 2014; and

23 (5) Sheet 5, entitled “Concept Plan [at Level 107.00]”, dated [June 26,  
24 2002, and revised August 16, 2002] JUNE 16, 2014,

25 to designate the property a Business Planned Development under Title 9, Subtitles 1 and 4 of the  
26 Baltimore City Zoning Code.

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

30 **SECTION 3. AND BE IT FURTHER ORDAINED,** That the Planning Department may determine  
31 what constitutes minor or major modifications to the Plan. Minor modifications require approval  
32 by the Planning Commission. Major modifications require approval by Ordinance.

33 **SECTION 4. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
34 accompanying amended Development Plan and in order to give notice to the agencies that  
35 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the  
36 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor  
37 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the  
38 Director of Finance then shall transmit a copy of this Ordinance and the amended Development  
39 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the

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1 Commissioner of Housing and Community Development, the Supervisor of Assessments for  
2 Baltimore City, and the Zoning Administrator.

3 **SECTION 5. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30<sup>th</sup> day  
4 after the date it is enacted.