

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 16-0696

Introduced by: Councilmember Stokes

At the request of: Madison Street Properties, Inc., a wholly-owned subsidiary of Kennedy Krieger Institute

Address: c/o Ryan J. Potter, Esquire, Gallagher Evelius & Jones LLP, 218 North Charles Street Suite 400, Baltimore, Maryland 21201

Telephone: 410-951-1404

Introduced and read first time: June 13, 2016

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable

Council action: Adopted

Read second time: October 20, 2016

AN ORDINANCE CONCERNING

Planned Unit Development – Amendment 1 – Kennedy Krieger Institute

FOR the purpose of approving certain amendments to the Development Plan of the Kennedy Krieger Institute Planned Unit Development.

BY authority of

Article - Zoning

Title 9, Subtitles 1 and 4

Baltimore City Revised Code

(Edition 2000)

Recitals

By Ordinance 05-130, the Mayor and City Council (i) approved the application of Madison Street Properties, Inc., a wholly owned subsidiary of the Kennedy Krieger Institute, to have certain property bounded by North Broadway, Ashland Avenue, Rutland Avenue, and East Madison Street and known as 801 North Broadway and 1712 East Madison Street, consisting of 3.7 acres, more or less, designated as a Business Planned Unit Development and (ii) approved the Development Plan submitted by the applicant.

The Applicant wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to modify the program for Phases II and III of the project to reflect current massing and development proposals and to make any other modifications as necessary to accommodate the proposed conditions.

On January 21, 2015, representatives of the Applicant met with the Department of Planning for a preliminary conference to explain the scope and nature of the proposed amendments to the Development Plan.

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 The representatives of the Applicant 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 the
6 Mayor and City Council approves the amendments to the Development Plan submitted by the
7 Developer, as attached to and made part of this Ordinance, including Sheet A1, “Vicinity Map”,
8 dated April 13, 2016; Sheet A2, “Existing Site”, dated April 13, 2016; Sheet A3, “Proposed
9 Development Plan”, dated April 13, 2016; Sheet A4, “Phase II & III”, dated April 13, 2016;
10 Sheet A5, “Landscape”, dated April 13, 2016; and Sheet A6, “Massing Diagram”, dated April 13,
11 2016, all of which supersede the exhibit sheets referenced in Section 1 of the Planned Unit
12 Development’s enabling Ordinance.

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

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Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City