

**CITY OF BALTIMORE
COUNCIL BILL 25-0118
(First Reader)**

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

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Board of Municipal and Zoning Appeals, Department of Transportation, Department of Housing and Community Development

A BILL ENTITLED

1 AN ORDINANCE concerning

Planned Unit Development – Designation – Tivoli 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.

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.