

**CITY OF BALTIMORE  
COUNCIL BILL 07-0813  
(First Reader)**

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Introduced by: Councilmember Clarke

At the request of: CJUF Charles Village, LLC

Address: c/o Tim Pula, Struever Bros. Eccles & Rouse, 1040 Hull Street, Baltimore,  
Maryland 21230

Telephone: 443-573-4000

Introduced and read first time: September 24, 2007

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, 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 2 – North Charles Village**

3 FOR the purpose of approving certain amendments to the Development Plan of the North Charles  
4 Village 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 96-35, as amended by Ordinance 03-639, the Mayor and City Council  
12 approved the application of the owners of certain properties located generally within the area  
13 bounded by 33<sup>rd</sup> Street on the north, Hargrove Alley on the east, 30<sup>th</sup> Street on the south, and  
14 Charles Street on the west, consisting of 12 acres, more or less, designated as a Residential  
15 Planned Unit Development and approved the Development Plan submitted by the applicant.

16 CJUF Charles Village, LLC (the “Applicant”), owner of the property on the east and west  
17 sides of the 3200 block of Saint Paul Street, wishes to amend the Development Plan, as  
18 previously approved by the Mayor and City Council, to modify the allowable height of a certain  
19 structure within the Planned Unit Development area, to make technical corrections to the  
20 Illustrative Preliminary Build-Out Plan, and to make any other amendments or modifications as  
21 necessary to accommodate the proposed conditions on the property.

22 On August 30, 2007, representatives of the Applicant met with the Department of Planning  
23 for a preliminary conference to explain the scope and nature of the proposed amendments to the  
24 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 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 3, “Illustrative  
8 Preliminary Build-Out Plan”, dated August 2007, as revised), which shall supersede any  
9 previous version of Sheet 3, “Illustrative Preliminary Build-Out Plan”, which was referenced in  
10 Section 1 of Ordinance 03-639.

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

15 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
16 accompanying amended Development Plan and in order to give notice to the agencies that  
17 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the  
18 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor  
19 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the  
20 Director of Finance then shall transmit a copy of this Ordinance and the amended Development  
21 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the  
22 Commissioner of Housing and Community Development, the Supervisor of Assessments for  
23 Baltimore City, and the Zoning Administrator.

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