

**CITY OF BALTIMORE
COUNCIL BILL 23-0434
(First Reader)**

Introduced by: Councilmember Ramos

At the request of: Charles Village Civic Association, Inc.

Address: c/o Sandy Sparks, 206 E. 32nd Street, Baltimore, Maryland 21218

Telephone: (410) 980-5844

Introduced and read first time: October 2, 2023

Assigned to: Economic and Community Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community Development, Planning Commission, Board of Municipal and Zoning Appeals, Baltimore Development Corporation, Department of Transportation, Office of Equity and Civil Rights, Fire Department, Parking Authority of Baltimore City

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Repeal and Replace – North Charles Village**

3 FOR the purpose of repealing the existing Development Plan for the North Charles Village
4 Planned Unit Development; approving a new Development Plan for the North Charles
5 Village Planned Unit Development; establishing prohibited uses within the Planned Unit
6 Development; providing for the creation of the North Charles Village Planned Unit
7 Development Design Review Committee; establishing the membership of the Committee;
8 establishing applicable design guidelines for the Planned Unit Development; requiring the
9 Committee to review proposed developments and amendments to the development plan;
10 providing for a special effective date; and generally relating to the North Charles Village
11 Planned Unit Development.

12 BY authority of

13 Article - Zoning
14 Section 5-201(a) and Title 13, Subtitles 3 and 4
15 Baltimore City Revised Code
16 (Edition 2000)

17 **Recitals**

18 By Ordinance 96-35, as amended by Ordinances 03-639 and 07-629, the Mayor and City
19 Council (i) approved the application of the owners of certain properties located generally within
20 the area bounded by 33rd Street on the north, Hargrove Alley on the east, 30th Street on the south,
21 and Charles Street on the west, consisting of 12 acres more or less, designated as a Residential
22 Planned Unit Development and (ii) approved the Development Plan submitted by the applicant.

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

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1 Amendments to the Development Plan proposed by The Johns Hopkins University and
2 Struever Bros. Eccles & Rouse, as approved by Ordinance 03-639, expanded the boundaries of
3 the Planned Unit Development to include the redevelopment of the properties located at 3301
4 North Charles Street, 10 East 33rd Street, 3330 Saint Paul Street, and along both the east and west
5 side of the 3200 block of Saint Paul Street.

6 Additional amendments to the Development Plan as approved by Ordinance 07-629 modified
7 the allowable height of a certain structure within the Planned Unit Development area and made
8 related amendments to accommodate the then proposed conditions of the property located along
9 both the east and west side of the 3200 block of Saint Paul Street.

10 The Charles Village Civic Association, Inc. wishes to rescind Ordinance 96-35, as amended
11 by Ordinances 03-639 and 07-629, and replace the existing Development Plan, with a new one.
12 It is the intent of the Charles Village Civic Association, Inc. to recognize the major development
13 within the boundaries of the Planned Unit Development since 1996 and to update the permitted
14 uses, the design guidelines, and, in addition, generally conform the Plan to the 2017 revision of
15 the Zoning Code of Baltimore City, known as “Transform Baltimore”.

16 On October 26, 2022, representatives of the Charles Village Civic Association, Inc. met with
17 the Department of Planning for a preliminary conference to explain the scope and nature of the
18 proposed amendments to the Development Plan.

19 The representatives of the Charles Village Civic Association, Inc. have now applied to the
20 Baltimore City Council for approval of the replacement Planned Unit Development, including
21 the Development Plan intended to satisfy the requirements of Section 5-201(a) and Title 13,
22 subtitles 3 and 4 of the Baltimore City Zoning Code.

23 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
24 Ordinance 96-35, Ordinance 03-639, and Ordinance 07-629 are repealed.

25 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Mayor and City Council of Baltimore
26 approves the replacement of the Planned Unit Development and approves the new Development
27 Plan submitted by the Developer, as attached to and made part of this Ordinance, including:

28 (a) Sheet 1, “Existing Conditions Plan”, dated September 2003, Revised January 2022;

29 (b) Sheet 2, “Proposed Conditions Plan”, dated September 2003, Revised January 2022;

30 (c) Sheet 3, “Illustrative Preliminary Build-Out Plan”, dated September 2003, Revised
31 January 2022; and

32 (d) Sheet 4, “Landscape Concept Plan”, dated September 2003, Revised January 2022.

33 **SECTION 3. AND BE IT FURTHER ORDAINED,** That in accordance with § 13-201(b)
34 {“Requirements of underlying district”} of the Baltimore City Zoning Code, unless otherwise
35 provided for in this Ordinance all requirements of the underlying zoning districts apply.

36 **SECTION 4. AND BE IT FURTHER ORDAINED,** That, except as otherwise approved in the
37 Development Plan adopted by this Ordinance, all applicable height restrictions apply as
38 established in the applicable underlying zoning district.

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1 **SECTION 5. AND BE IT FURTHER ORDAINED**, That the following uses are prohibited within
2 the Planned Unit Development:

- 3 (1) Check-cashing establishment;
- 4 (2) Greenhouse;
- 5 (3) Health-care clinic Over 2,500 sq/ft;
- 6 (4) Motel;
- 7 (5) Motor vehicle service and repair. Major and Minor;
- 8 (6) Nursery;
- 9 (7) Pawn shop; and
- 10 (8) Retail: Big Box Establishment.

11 **SECTION 6. AND BE IT FURTHER ORDAINED**, That subsequent to the enactment of this
12 Ordinance, all proposed changes in the approved Development Plan for North Charles Village
13 shall be reviewed and approved by the Planning Commission prior to implementation to insure
14 that such changes are consistent with this Ordinance. The Planning Commission shall determine
15 if modifications or amendments to the Development Plan are “minor” or “major”. Minor
16 modifications of the Plan may be approved by the Planning Commission. Major modifications of
17 the Plan may be approved by Ordinance of the Mayor and City Council of Baltimore

18 **SECTION 7. AND BE IT FURTHER ORDAINED**, That subsequent to the enactment of this
19 Ordinance, all plans for the construction of permanent improvements within the boundaries of
20 the Planned Unit Development are subject to final design approval by the Planning Commission
21 to ensure that the plans are consistent with the Development Plan and this Ordinance.

22 **SECTION 8. AND BE IT FURTHER ORDAINED**, That to ensure that development is
23 consistent with the requirements and objectives of the North Charles Village PUD District, all
24 plans and specifications for new construction (including parking lots) and exterior rehabilitation
25 for any property must be submitted for approval to the Department of Housing and Community
26 Development. The plan review process begins with a building permit application to DHCD.

- 27 (a) The Department of Housing and Community Development must forward permit
28 applications for all new construction and for all renovations that include
29 significant exterior changes that are visible from a public street, to the Chair of the
30 North Charles Village PUD Design Review Committee or designee.
- 31 (b) In addition to material given to DHCD, developers or property owners are
32 responsible for providing the following information to the North Charles Village
33 PUD Design Review Committee.
 - 34 (1) Renovation projects that change existing building facades visible from a
35 public street:
 - 36 (i) photographs of the existing facades and neighboring buildings;

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- 1 (ii) elevations of the facades showing the proposed changes;
- 2 (iii) additional drawings or renderings as needed to explain the
3 proposed changes; and
- 4 (iv) color chips and samples of proposed materials.
- 5 (2) New projects that include new structures or new building additions that are
6 visible from a public street:
- 7 (i) the items listed above;
- 8 (ii) elevations of all of the facades;
- 9 (iii) a complete set of floor plans;
- 10 (iv) a site plan showing adjacent properties and structures; and
- 11 (v) a small study model.
- 12 (c) The site plans and drawings must be drawn to a standard architectural or
13 engineering scale. Photographs and renderings must show enough of the blocks
14 and buildings around the project so that the Design Review Committee can
15 determine how successfully the project fits with the nearby parts of the
16 neighborhood and the context of the North Charles Village PUD District.
- 17 (d) Preliminary Submission: All property owners and developers are encouraged to
18 bring their conceptual and preliminary designs to the Design Review Committee
19 to begin a dialogue before the plans are finalized for the required City permits.
20 An early presentation of the plans will often help the proposal proceed smoothly
21 through the approval process without major and costly last minute changes to the
22 plans. Preliminary presentations may expedite the process but do not change the
23 formal approval process.
- 24 (e) Final Submission: The Design Review Committee will have 30 days from the date
25 of the receipt of the final required information from the owner or developer to
26 recommend approval or disapproval of the permit to DHCD. The Committee will
27 advise the applicant and the Department of Planning of any changes or additions
28 required. Design Review approval shall consist of a letter to the owner or
29 developer and the Planning Department written within 7 working days of the
30 decision in order for required permits to proceed. If the owner or developer and
31 the Design Review Committee are unable to reach consensus, a letter of approval
32 will not be issued.

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- 1 (f) Later Revisions: If the project plans undergo substantial change before the permits
2 are approved by DHCD, the revised plans must be submitted to the Design
3 Review Committee for additional review. The Committee will have 30 days from
4 the receipt of the new required information to review the amended plans. Design
5 Review approval shall consist of a letter to the owner or developer and the
6 Planning Department written within 7 working days of the decision in order for
7 required permits to proceed.
- 8 (g) Design Advisory Panel Review: If a development project located within the North
9 Charles Village PUD District boundaries is referred by the Planning Department
10 or DHCD to the City's Design Advisory Panel for design review, the project must
11 also be referred to this Design Review Committee. The Design Review
12 Committee will, within the time specified for its comments, forward its
13 recommendations to the Commissioner so that its views, along with those of the
14 Design Advisory Panel, can be considered in the Commissioner's decisions.

15 **SECTION 9. AND BE IT FURTHER ORDAINED,** That the North Charles Village Planned Unit
16 Development Design Review Committee shall be a standing committee of the Charles Village
17 Civic Association, Inc., and individuals, who should demonstrate professional design, planning,
18 or economic development experience, shall comprise the committee, including:
19

- 20 (a) the President of the Charles Village Civic Association, Inc. or the President's
21 designee;
- 22 (b) 1 volunteer architect designated by the Charles Village Civic Association, Inc.;
- 23 (c) 1 owner of commercial property within the boundaries of the North Charles
24 Village Planned Unit Development;
- 25 (d) 1 resident living within the boundaries of the North Charles Village Planned Unit
26 Development; and
- 27 (e) 1 representative from each of the following organizations:
- 28 (1) Charles Village Community Benefits District;
- 29 (2) North Charles Village Business Association;
- 30 (3) Abell Improvement Association;
- 31 (4) Greenway Community Association;
- 32 (5) Okenshawe Improvement Association;
- 33 (6) The Johns Hopkins University;
- 34 (7) Union Memorial Hospital; and
- 35 (8) Baltimore City Department of Planning.

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1 **SECTION 10. AND BE IT FURTHER ORDAINED,** That the goals listed below shall guide the
2 actions and decisions of the North Charles Village Planned Unit Development Design Review
3 Committee.

- 4 (a) Increase the variety of retail opportunities to serve better the people who live,
5 work, and study within the boundaries of the Planned Unit Development.
- 6 (b) Develop a vibrant identity for the area contained within the boundaries of the
7 Planned Unit Development.
- 8 (c) Maintain the scale and uniqueness of the area’s architecture.
- 9 (d) Attract students and employees of The Johns Hopkins University, Union
10 Memorial Hospital, and other area institutions to live, work, shop, and study
11 within the boundaries of the Planned Unit Development.
- 12 (e) Eliminate blighted and vacant structures.
- 13 (f) Increase area employment.
- 14 (g) Increase parking capacity in the area.
- 15 (h) Contribute to the stabilization and increase of property values in the area.

16 **SECTION 11. AND BE IT FURTHER ORDAINED,** That all areas of the Planned Unit
17 Development are part of the Charles Village/Abell Historical District, and that building
18 preservation, wherever possible, is a goal.

19 **SECTION 12. AND BE IT FURTHER ORDAINED,** That all plans for the construction of
20 permanent improvements within the boundaries of the Planned Unit Development shall follow
21 the North Charles Village Planned Unit Development Design Review Guidelines and Standards
22 as established by this Ordinance.

23 **SECTION 13. AND BE IT FURTHER ORDAINED,** That the North Charles Village Planned Unit
24 Development Design Guidelines and Standards are as follows:

25 I. New Construction

26 New construction shall be compatible with existing architecture in scale, mass,
27 materials, color, and setbacks.

28 Exterior Building Materials

29 This section pertains to all new construction, remodeling, and renovation within
30 the Planned Unit Development. Exterior building materials that relate to existing
31 buildings in the Charles Village area in color, size, texture, and type, are
32 encouraged.

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1 Natural building materials are encouraged. Modern synthetic stone materials
2 made of polymer core forms with applied cementitious coatings are strongly
3 discouraged.

4 A. All exterior building materials that constitute the permanent finish of all surfaces
5 of any new construction or changes to an existing building shall be submitted to
6 the Planned Unit Development Design Review Committee for review and
7 recommendation to the Baltimore City Planning Department.

8 B. Materials that are covered in this section include but are not limited to:

9 1. Masonry (brick, mortar, stone, cast stone, architectural pre-cast concrete,
10 concrete and other cementitious materials, paving); also refer to C. Masonry
11 Bonding Patterns, below;

12 2. Wood: type of wood and finish (clear coating, including gloss level);

13 3. Paints: all finish paints to include gloss level, manufacturer and
14 identification (number, code, etc.);

15 4. Metals: anodized, painted, natural, powder coated;

16 5. Glass: window types, glass block, decorative glass panels, including frosted,
17 hammered, ribbed, seeded, and other glass types; and

18 6. Roofing materials. Also refer to D. Green Roofing.

19 Examples of the proposed building materials are to be presented at the time of the
20 Preliminary Submission, or at a subsequent time deemed appropriate by the Planned
21 Unit Development Design Review Committee. In addition to actual examples of the
22 proposed building materials, the source of the building material, the manufacturer's
23 identification of the building material, and the specifications for each building
24 material will be made available to the Planned Unit Development Design Review
25 Committee. Photographs of the proposed building materials in other similar
26 applications are also requested.

27 C. Masonry bonding patterns are to relate to examples found on buildings in the
28 North Charles Village community. Flemish, English, and Common Bond (5
29 stretched rows to 1 header row) patterns are encouraged.

30 D. Green Roofing: the innovative construction technology of Green Roofing is
31 encouraged for all new construction and renovations wherever possible.

32 E. Paint color modifications and changes: Any change in paint colors from the paint
33 colors approved at the time of the original submission are to be submitted to the
34 Planned Unit Development Design Review Committee for review at least 30 days
35 prior to planned repainting.

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1 II. Adjoining properties

2 Adjoining properties used by the same occupant shall be rehabilitated in a unified and
3 harmonious manner. Each building shall be rehabilitated and repaired with materials
4 and in a manner consistent with the original construction techniques, where feasible.

5 III. Security Grilles

6 Enclosures and housing for security grilles and screens are not allowed on the front of
7 commercial uses.

8 IV. Rear of Building and Property

9 A. The rear of buildings shall be maintained in a neat and clean appearance at all
10 times.

11 B. Dumpsters shall be screened by a solid wall and subject to Design Review and

12 C. HVAC equipment shall be installed to minimize visual, noise, and odor impacts
13 and shall meet Baltimore City Code noise regulations.

14 D. Screened and/or landscaped parking areas are encouraged.

15 E. Outdoor storage is not permitted except for stacking of seasonal furniture when
16 interior space is not available. Fitted covers for stacked seasonal furniture are
17 encouraged.

18 V. Signs

19 A successful sign can reinforce the image of North Charles Village as well as serve
20 the needs of the business:

21 A. Signs for single commercial fronts:

22 1. A sign should express an easy to read, direct message; keep it simple.

23 2. A storefront should not have more than 2 signs, including awning signage: 1
24 primary and 1 secondary. Additional signs may be considered, but must be
25 part of a coherent overall plan.

26 3. A flush-mounted signboard may extend the width of the storefront, but
27 should not be more than 2-foot 6-inches high. The sign should be mounted
28 below the second-story window sills. It is imperative that signage be designed
29 to complement an existing building or to be part of a signage system for a new
30 building. Generally, lettering should be between 8 and 18 inches high and
31 occupy approximately 65% of the sign board.

32 4. Hanging signs shall be a maximum of 5 feet square and shall project no more
33 than 3 feet. The size and location of a hanging sign should be carefully
34 considered so that it does not interfere with neighboring signs.

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- 1 5. Window signs should not obscure the display areas. The color of the letters
2 should contrast with the display background. Light colored letters or gold
3 letters with dark borders are effective.
- 4 6. New box signs are not permitted. Existing signs that have become obsolete or
5 are in disrepair must be replaced with signage conforming to the Planned Unit
6 Development Design Review Guidelines.
- 7 7. Illuminated signs can be appropriate if they respect the proportions of the
8 storefront and the guidelines outlined herein. Painted signs may be directly
9 illuminated with fluorescent or incandescent lighting. Exposed neon signage
10 can also be effective, adding color and vitality to the street. Also refer
11 to VII. 1. General Illumination.
- 12 8. Permanent window signs should not obscure interior display areas.
- 13 9. Temporary signs: Temporary is defined as 30 consecutive days per
14 installation not to exceed 90 days per calendar year. Temporary signs should
15 not exceed 50% of the window area.
- 16 10. Flags and banners, as defined: the use of flags and banners is encouraged and
17 is to relate to pedestrian traffic. Flags and banners may be part of sign systems
18 and may be considered as part of the signage for a storefront or building.
19 Design and materials for the flags and banners and finishes and materials of
20 the flag poles and banner supports are to be presented to the Planned Unit
21 Development Design Review Committee for review and recommendation as
22 part of the presentation of the signage system.

23 B. Signage for buildings with 2 or more commercial tenants:

24 In addition to the conditions on signs indicated above (V.A.1 through 10), signage
25 for larger buildings is to be planned as an organized system that is to be
26 coordinated for the entire building. The appearance of an accumulation of
27 individual signs, each clamoring for attention, is to be avoided.

28 All buildings with 2 or more commercial tenants are to include a coordinated
29 signage system for the entire building. Signs are to be organized in an appropriate
30 manner consistent with the architecture and clearly identifying the commercial
31 tenant. Individual signs may be considered; however, they will be required to
32 conform to an organized system that harmonizes with the design of the building.

33 A rendering or scale drawing of the signage will be presented at the time of the
34 Preliminary Submission or at a time to be determined by the Planned Unit
35 Development Design Review Committee.

- 36 1. Materials: Samples of the materials of the signage will be presented for
37 review by the Planned Unit Development Design Review Committee.
38 Proposed colors for all materials are to be fully identified and specified.
39 Manufacturer's complete specifications for each material are to be
40 submitted at the same time as the samples.

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- 1 2. Paints and coatings: Samples of paint finishes and any other coatings or
2 finishes (powder coated metals, anodized metals, and etc.) will be
3 submitted to the Planned Unit Development Design Review Committee
4 for review and recommendation. Paints and coatings that are proposed
5 must be presented in the same gloss level as is proposed for use.
6 Complete specifications for each paint and coating will accompany all
7 samples.

- 8 3. Flags and banners: The use of flags and banners must be coordinated with
9 the system of signage as proposed. Materials for the flags and banners and
10 finishes and materials of the flag poles and banner supports are to be
11 presented to the Planned Unit Development Design Review Committee for
12 review and recommendation as part of the presentation of the signage
13 system. For the purpose of this document, a flag is defined as a woven
14 fabric panel attached at one end to a fixed pole attached at an angle (right
15 angle included) to the elevation of the building. A banner is defined as a
16 woven fabric panel attached at both ends to fixed poles attached at right
17 angles to the elevation of the building. Location, size, and number of flags
18 and banners are to be shown on building drawings.

- 19 4. Illumination of signage: As part of the overall signage system, a
20 coordinated system of illumination of the signage is to be presented to the
21 Planned Unit Development Design Review Committee for review and
22 recommendation as part of the presentation of the signage system. No
23 interior illuminated box signs are permitted. Also refer to VII.1.General
24 Illumination.

25 VI. Awnings

26 Canvas awnings are encouraged as important design elements of the traditional
27 storefront.

- 28 1. A standard street level awning should be mounted so that the valance is at least 7
29 feet above the sidewalk, and the awning should project between 4 and 7 feet from
30 the building. An 8 to 12 inch valance may be attached at the awning bar. Awning
31 signage must be limited to maximum sized 12- inch valences.

- 32 2. An awning may be attached above the display windows and below the cornice or
33 sign panel. An awning may also be mounted between the transom and display
34 windows to allow light into the store.

- 35 3. An awning should reinforce the frame of the storefront and should not cover the
36 piers or the space between the second story window sills and the storefront
37 cornice.

- 38 4. Inappropriate storefront alterations may be effectively disguised by mounting an
39 awning over the alterations, while maintaining the proportions of a traditional
40 storefront.

- 41 5. Aluminum and vinyl awnings are not permitted.

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1 6. Canopies that are a part of the building’s architectural features are allowed.

2 VII. Lighting and Lighting Systems

3 This section pertains to all projects for new construction and any renovations to
4 existing structures within the Planned Unit Development boundaries. Lighting is to
5 be for the benefit of pedestrians and to a pedestrian scale.

6 All projects that require changes in lighting and all buildings with 2 or more
7 commercial tenants are to present a coordinated lighting design for the building. The
8 lighting design should address the following:

- 9 1. General illumination of the building or parts of the building: illumination of the
10 building should enhance the appearance of the structure after dark. Excessive
11 amounts of lighting should be avoided. Control of the proposed lighting is very
12 important: lighting should be designed to avoid overcasting (i.e. throwing light
13 beyond) the area to be illuminated; avoiding lighting pollution is important and
14 will be considered. High contrast light levels at grade should be avoided. Lumen
15 output should be between 2-4-foot-candles delivered to the object illuminated.
16 Light color is not to exceed 3000 degrees Kelvin. No sodium vapor lights are to
17 be used. Design of lighting units as well as specifications of lamping are to be
18 provided for review and recommendation to the Planned Unit Development
19 Design Review Committee.
- 20 2. Safety and lighting security: this section is to conform to all requirements set forth
21 in the various regulations of the City of Baltimore.
- 22 3. Decorative lighting: where appropriate, decorative lighting may be used. Any site
23 lighting, including street lighting to be installed as part of infrastructure
24 improvements should be taken into consideration.

25 Illustrations and complete manufacturer’s description and specifications of any and all
26 lighting units that are proposed for use are to be presented to the Planned Unit
27 Development Design Review Committee in a timely manner, either at the Preliminary
28 Submission or at a subsequent time to be determined by the Planned Unit
29 Development Design Review Committee. With each manufacturer’s description,
30 specification of the recommended lamp (bulb) is to be included. The color and
31 controlled lumen output of light is very important in a successful exterior lighting
32 design.

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1 VIII. Landscaping

2 A. Plant Materials and Planters

3 All green spaces shall be designed and landscaped in a manner appropriate to an
4 urban streetscape to enhance the buildings. Broad plantings of a limited number
5 of types of plants are encouraged; designs should be complementary to the
6 building(s). Creation of shade, site lines, and safety must be considered. Plant
7 materials should be chosen to thrive in the specified environment. Planters, if
8 any, may be planted in a more elaborate manner; however, the plant materials in
9 planters will require daily maintenance and should be planned so as not to create
10 hazards to pedestrian traffic, including issues of watering. The success of
11 landscaping is largely determined by maintenance; all landscaped areas must be
12 kept in a clean, orderly appearance at all times.

13 Designs for all green spaces, including roof gardens that are part of new
14 construction, are to be submitted for review to the Planned Unit Development
15 Design Review Committee at the time of the preliminary submission or at a later
16 date. Landscape designs will include lists and locations of all plant materials for
17 all permanent plantings. All trees shall be 3 inches to 4 inches caliper and will be
18 planted with sufficient protection to deter damage. Complete specifications of all
19 aspects of landscaping and all street furnishings that are proposed for use are to be
20 presented to the Planned Unit Development Design Review Committee in a
21 timely manner, either at the Preliminary Submission or at a subsequent time to be
22 determined by the Planned Unit Development Design Review Committee. A
23 maintenance plan for the landscaping is to be submitted with the plans and
24 specifications.

25 B. Street and Open Space Furnishings

26 Seating, tables, trash receptacles, and bicycle parking devices are all features that
27 facilitate the development of vital urban spaces. The use of exterior furnishings
28 for the streetscape and open spaces is encouraged. All furnishings should be well
29 designed and of a high quality to withstand urban commercial use and the effects
30 of the seasons. Seasonal furnishings must be removed to interior storage when
31 not in use. Permanent and seasonal furnishings must be maintained in good
32 condition at all times.

33 Complete specifications of all permanent street furnishings that are proposed for
34 use are to be presented to the Planned Unit Development Design Review
35 Committee in a timely manner, either at the Preliminary Submission or at a
36 subsequent time to be determined by the Planned Unit Development Design
37 Review Committee. A maintenance plan for these features is to be included with
38 the specifications.

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IX. Parking Lots

All parking lots shall be screened from adjacent properties by a fence or landscaped area of not less than 42 inches in height. Any parking garage demolished that abuts Hargrove Street, construction of a one-story brick-faced wall along Hargrove Street is required. In Area E, parking lots may not be accessed from Hargrove Street.

X. Demolition

The Baltimore City Planning Commission must approve development plans, and financing must be secured before a building demolition permit can be issued. A building permit must be completed before a demolition permit will be issued. Sites where demolition is occurring must be fully screened to limit the impact of dust and noise at all times.

XI. General Maintenance and Sanitation

The success of the PUD to create a vibrant urban center is predicated on good maintenance and sanitation procedures. All buildings, grounds, sidewalks, furnishings, parking areas, and any and all other facilities and spaces must be clean and maintained in good condition at all times.

Sanitation services shall be scheduled to ensure that all receptacles (from small sidewalk trash receptacles to large dumpsters) should be prevented from overflowing and creating an unsightly and unsanitary condition. Dumpster lids should be kept closed at all times.

All new buildings will provide spigots on the exterior facades at regular intervals to permit power-washing of the sidewalks and other paved open spaces on a regular basis.

XII. Design Review and Approval

Design for all improvements and modifications affecting the exterior of any building and grounds shall be submitted to the North Charles Village Planned Unit Development Design Review Committee for review and recommendation to the Baltimore City Department of Planning prior to final design approval by the Planning Commission.

An amendment to the Design Standards shall be considered a minor amendment to the Planned Unit Development to be reviewed and approved by the Baltimore City Planning Commission.

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1 **SECTION 14. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the
2 accompanying amended Development Plan and in order to give notice to the agencies that
3 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the
4 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor
5 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the
6 Director of Finance then shall transmit a copy of this Ordinance and the amended Development
7 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the
8 Commissioner of Housing and Community Development, the Supervisor of Assessments for
9 Baltimore City, and the Zoning Administrator.

10 **SECTION 15. AND BE IT FURTHER ORDAINED**, That all final design approvals accepted prior
11 to the enactment date of this Ordinance for property within the existing Planned Unit
12 Development are accepted under the Planned Unit Development established by this Ordinance.

13 **SECTION 16. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it
14 is enacted.