

**CITY OF BALTIMORE  
COUNCIL BILL 16-0696  
(First Reader)**

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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

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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 1 – Kennedy Krieger Institute**

3 FOR the purpose of approving certain amendments to the Development Plan of the Kennedy  
4 Krieger Institute 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 05-130, the Mayor and City Council (i) approved the application of Madison  
12 Street Properties, Inc., a wholly owned subsidiary of the Kennedy Krieger Institute, to have  
13 certain property bounded by North Broadway, Ashland Avenue, Rutland Avenue, and East  
14 Madison Street and known as 801 North Broadway and 1712 East Madison Street, consisting of  
15 3.7 acres, more or less, designated as a Business Planned Unit Development and (ii) approved the  
16 Development Plan submitted by the applicant.

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

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

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

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

8 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
9 Mayor and City Council approves the amendments to the Development Plan submitted by the  
10 Developer, as attached to and made part of this Ordinance, including Sheet A1, “Vicinity Map”,  
11 dated April 13, 2016; Sheet A2, “Existing Site”, dated April 13, 2016; Sheet A3, “Proposed  
12 Development Plan”, dated April 13, 2016; Sheet A4, “Phase II & III”, dated April 13, 2016;  
13 Sheet A5, “Landscape”, dated April 13, 2016; and Sheet A6, “Massing Diagram”, dated April 13,  
14 2016, all of which supersede the exhibit sheets referenced in Section 1 of the Planned Unit  
15 Development’s enabling Ordinance.

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

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

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