

CITY OF BALTIMORE  
ORDINANCE **26-095**  
Council Bill 25-0118

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Introduced by: Councilmember Ramos  
At the request of: Urban Green LLC  
Address: c/o Drew E. Tildon, Esq.  
Rosenberg Martin Greenberg, LLC  
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Telephone: (410) 727-6600

Introduced and read first time: November 10, 2025  
Assigned to: Land Use and Transportation Committee  
Committee Report: Favorable  
Council action: Adopted  
Read second time: February 23, 2026

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**AN ORDINANCE CONCERNING**

**Planned Unit Development – Designation – Tivoly 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.  
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

KULL 12-2 & THIRD READER PREPARED AND REVIEWED DEPARTMENT OF LEGISLATIVE REFERENCE
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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.

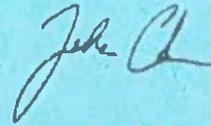
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1       **SECTION 7. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
2 accompanying Development Plan and to give notice to the agencies that administer the City  
3 Zoning Ordinance: (i) when the City Council passes this 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.

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Certified as duly passed this 9th day of March, 2026



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President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 10th day of March, 2026



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Chief Clerk

Approved this 18 day of March, 2026



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Mayor, Baltimore City

**A TRUE COPY**  
**Director of Finance**

Approved for Form and Legal Sufficiency.

this 17th day of March, 2026



Chief Solicitor