
CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



DEPARTMENT OF LAW
EBONY M. THOMPSON, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

February 11, 2026

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 25-0118 – Planned Unit Development – Designation – Tivoly Eco-Village

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 25-0118 for form and legal sufficiency. The bill would approve 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 a Planned Unit Development (“PUD”). The bill also approves the Development Plan submitted by the applicant.

Planned Unit Development Approval Standards

Pursuant to Article 32 of the Baltimore City Code, “[p]lanned unit developments may only be established by ordinance of the Mayor and City Council”. Baltimore City Code, Art. 32, § 13-201(a). They are not available in the I-1, I-2 or MI Districts. Baltimore City Code, Art. 32, § 13-201(c). There are also ownership and size requirements. Baltimore City Code, Art. 32, § 13-202. City Council must consider certain criteria to determine if a proposed Planned Unit Development meets approval standards. *See* Baltimore City Code, Art. 32, § § 13-201, 13-202, 13-203. Specifically, the City Council may only approve the creation of a PUD if the use is compatible with the surrounding neighborhood, furthers the purpose of the proposed classification and the PUD master plan prevents discord with existing uses. Baltimore City Code, Art. 32, § 13-203(b). The City Council is also required to consider several additional factors, including its impact on the neighborhood and its preservation of design features or encouragement of innovation. Baltimore City Code, Art. 32, § 13-203(a)(2). The Code also outlines the purpose and required components of the PUD Master Plan and the procedural requirements for public hearings and recommendations about that Master Plan to City Council by the Planning Commission. *See* Baltimore City Code, Art. 32, § 13-304.

Planning Commission Report

The report submitted by the Planning Department staff recommends approval of the Tivoly Eco-Village PUD. The report notes that the subject property is designated in the Residential: Lower Density group in the General Land Use Plan and that this development conforms to that designation. The proposed PUD also complies with the design requirements of the Coldstream Homestead Montebello Urban Renewal Plan. In the report, Planning staff provide explanations supporting each of the required criteria for approval.

Procedural Requirements

Certain procedural requirements apply to this bill because an ordinance that authorizes a PUD is considered a “legislative authorization.” Baltimore City Code, Art. 32, § 5-501(2)(vii). Specifically, notice requirements apply to the bill, and it must be referred to certain City agencies, which are obligated to review it in a specified manner. Baltimore City Code, Art. 32, §§ 5-504; 5-506; 5-602; 5-507(a). Finally, certain limitations on the City Council’s ability to amend the bill apply. Baltimore City Code, Art. 32, § 5-507(c).

This bill is the appropriate method to review the facts and make a determination as to whether the legal standards for a PUD have been met. Assuming the required findings are made at the hearing, and all procedural requirements are satisfied, the Law Department can approve the bill for form and legal sufficiency.

Sincerely,



Desiree Luckey
Assistant Solicitor

Cc: Ebony Thompson, City Solicitor
Hilary Ruley, Chief Solicitor
Jeff Hochstetler, Chief Solicitor
Ashlea Brown, Chief Solicitor
Michele Toth, Assistant Solicitor