# CITY OF BALTIMORE ORDINANCE \_\_\_\_\_\_ Council Bill 10-0614

Introduced by: Councilmembers Stokes, Branch

At the request of: Forest City - New East Baltimore Partnership

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Introduced and read first time: October 18, 2010 Assigned to: Land Use and Transportation Committee

Committee Report: Favorable with an amendment

Council action: Adopted

Read second time: December 6, 2010

#### AN ORDINANCE CONCERNING

## Planned Unit Development - New East Baltimore Community - Amendment 1

- For the purpose of approving certain amendments to the Development Plan of the New East Baltimore Community Planned Unit Development.
- 4 By authority of

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- 5 Article Zoning
- 6 Title 9, Subtitles 1 and 4
- 7 Baltimore City Revised Code
- 8 (Edition 2000)

9 Recitals

- By Ordinance 05-160, the Mayor and City Council approved the application of East
  Baltimore Development, Inc., to have certain properties, consisting of 33.98 acres, more or less,
  designated as a Business Planned Unit Development and approved the Development Plan
  submitted by the applicant.
- Forest City New East Baltimore Partnership, the master developer of the New East
  Baltimore Community, now wishes to amend the Development Plan, as previously approved by
  the Mayor and City Council, to amend the height limits in certain areas within the Planned Unit
  Development.
- On March 24, 2010, representatives of Forest City New East Baltimore Partnership met with the Department of Planning for a preliminary conference to explain the scope and nature of the proposed amendments to the Development Plan.
- The representatives of Forest City New East Baltimore Partnership have now applied to the Baltimore City Council for approval of these amendments, and they have submitted amendments

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.

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to the Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 4 of the

2	Baltimore City Zoning Code.
3	SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the
4	Mayor and City Council approves the amendments to the Development Plan submitted by the
5	Developer, as attached to and made part of this Ordinance, including Sheet 1, "Existing
6	Conditions", dated April 29, 2010; Sheet 2, "Proposed Massing Plan", dated April 29, 2010;
7	Sheet 3, "Proposed Development Master Plan", dated April 29, 2010; and Sheet 4, "Proposed
8	Streetscape Plan Forest Conservation Master Plan", dated April 29, 2010.

- **SECTION 2. AND BE IT FURTHER ORDAINED**, That all plans for the construction of permanent improvements on the property are subject to final design approval by the Planning Commission to insure that the plans are consistent with the Development Plan and this Ordinance.
- SECTION 3. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the 13 accompanying amended Development Plan and in order to give notice to the agencies that 14 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the 15 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor 16 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the 17 18 Director of Finance then shall transmit a copy of this Ordinance and the amended Development Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the 19 Commissioner of Housing and Community Development, the Supervisor of Assessments for 20 Baltimore City, and the Zoning Administrator. 21
  - **SECTION 4. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.

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Certified as duly passed this day of	, 20
	President, Baltimore City Council
Certified as duly delivered to Her Honor, the Mayor,	
this, 20	
	Chief Clerk
Approved this day of, 20	
	Mayor, Baltimore City