

**CITY OF BALTIMORE  
COUNCIL BILL 10-0614  
(First Reader)**

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Introduced by: Councilmembers Stokes, Branch  
At the request of: Forest City - New East Baltimore Partnership  
Address: c/o Stanley S. Fine, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South Charles  
Street, Suite 2115, Baltimore, Maryland 21201  
Telephone: 410-727-6600  
Introduced and read first time: October 18, 2010  
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, Department of General Services, 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 – New East Baltimore Community - Amendment 1**

3 FOR the purpose of approving certain amendments to the Development Plan of the New East  
4 Baltimore Community 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 05-160, the Mayor and City Council approved the application of East  
12 Baltimore Development, Inc., to have certain properties, consisting of 33.98 acres, more or less,  
13 designated as a Business Planned Unit Development and approved the Development Plan  
14 submitted by the applicant.

15 Forest City - New East Baltimore Partnership, the master developer of the New East  
16 Baltimore Community, now wishes to amend the Development Plan, as previously approved by  
17 the Mayor and City Council, to amend the height limits in certain areas within the Planned Unit  
18 Development.

19 On March 24, 2010, representatives of Forest City - New East Baltimore Partnership met  
20 with the Department of Planning for a preliminary conference to explain the scope and nature of  
21 the proposed amendments to the Development Plan.

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

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1 The representatives of Forest City - New East Baltimore Partnership have now applied to the  
2 Baltimore City Council for approval of these amendments, and they have submitted amendments  
3 to the Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 4 of the  
4 Baltimore City Zoning Code.

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

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

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

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