

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 07-0629

Introduced by: Councilmembers Kraft, Curran
At the request of: Harbor East Parcel D - Acquisition, LLC
Address: c/o H&S Properties Development Corp., 1515 Fleet Street, Baltimore, Maryland
21231
Telephone: 443-573-4000
Introduced and read first time: March 26, 2007
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: May 21, 2007

AN ORDINANCE CONCERNING

Planned Unit Development – Amendment 1 – Harbor East

FOR the purpose of approving certain amendments to the Development Plan of the Harbor East
Planned Unit Development.

BY authority of
Article - Zoning
Title 9, Subtitles 1 and 4
Baltimore City Revised Code
(Edition 2000)

Recitals

By Ordinance 06-179, the Mayor and City Council approved the application of Harbor East
Parcel D - Hotel, LLC, and Harbor East Parcel D - Residential, LLC, (both members of Harbor
East Parcel D - Acquisition, LLC) to have certain property located in the Inner Harbor East
Urban Renewal Area (the "Property"), consisting of ~~2.31~~ 3.27 acres, more or less, designated as
a Business Planned Unit Development and approved the Development Plan submitted by the
applicant.

The current owner of the Property, Harbor East Parcel D - Acquisition, LLC, wishes to
amend the Development Plan, as previously approved by the Mayor and City Council, to modify
the floor area ratio and the heights of certain structures depicted in the Development Plan and to
modify the site plan and proposed conditions and make any other amendments or modifications
as necessary to accommodate additional office space and off-street parking on the Property.

On February 27, 2007, representatives of Harbor East Parcel D - Acquisition, LLC, met with
the Department of Planning for a preliminary conference to explain the scope and nature of the
proposed amendments to the Development Plan.

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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1 The representatives of Harbor East Parcel D - Acquisition, LLC, 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 amended Development Plan submitted by Harbor East
7 Parcel D - Acquisition, LLC, as attached to and made part of this Ordinance, consisting of PUD
8 1, "Title Sheet", dated ~~March 16, 2007~~ May 1, 2007; PUD 2, "Existing Conditions", dated
9 ~~March 16, 2007~~ May 1, 2007; PUD 3, "Proposed Conditions, dated ~~March 16, 2007~~ May 1,
10 2007; PUD 4, 5, 6, and 7, "Height Diagrams," dated ~~March 16, 2007~~ May 1, 2007; PUD 8,
11 "Concept Site Plan", dated ~~March 12, 2007~~ May 1, 2007; and PUD 9, "Concept Landscape
12 Plan", dated ~~March 16, 2007~~ May 1, 2007.

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

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

26 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
27 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 _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City