

Council Bill 23-0433

1 On March 23, 2022, representatives of the Applicant met with the Department of Planning
2 for a preliminary conference to explain the scope and nature of the proposed amendments to the
3 Development Plan.

4 The representatives of the Applicant have now applied to the Baltimore City Council for
5 approval of the amendment, and they have submitted an amendment to the Development Plan
6 intended to satisfy the requirements of Section 5-201(a) and Title 13, Subtitles 3 and 4 of the
7 Baltimore City Zoning Code.

8 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
9 Mayor and City Council approves the amendment to the Development Plan submitted by the
10 Applicant, as attached to and made part of this Ordinance, including Sheet 3, “Illustrative
11 Preliminary Build-Out Plan” dated ~~October 2023~~ December 2023, which shall supersede any
12 previous version of Sheet 3, “Illustrative Preliminary Build-Out-Plan”, which was referenced in
13 Section 1 of Ordinance 03-639.

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

Council Bill 23-0433

Certified as duly passed this 15 day of April, 2024



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 15 day of April, 2024

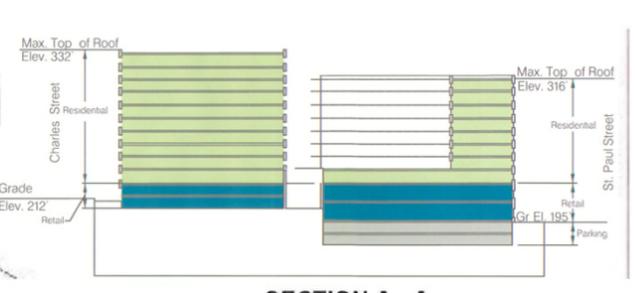
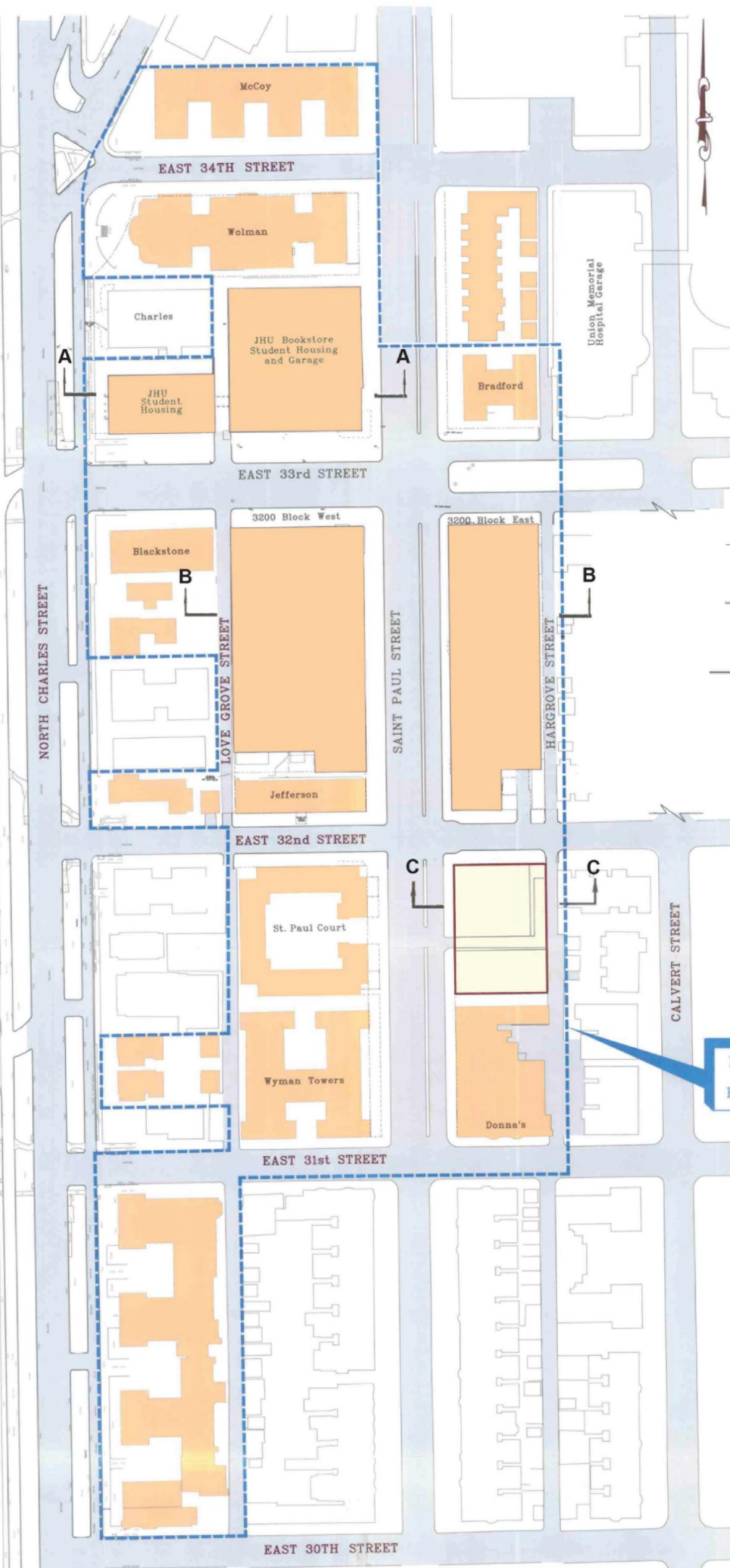


Chief Clerk

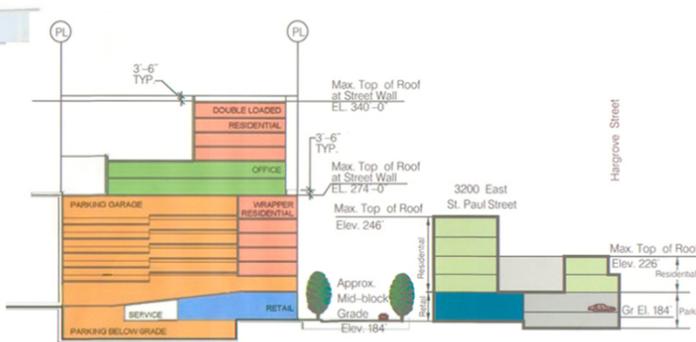
Approved this 24 day of April, 2024



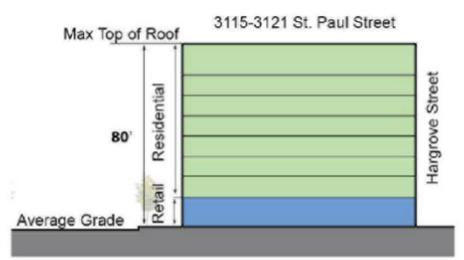
Mayor, Baltimore City



SECTION A - A
Not to Scale



SECTION B - B
Not to Scale



SECTION C - C
Not to Scale

PROPOSED PUD BOUNDARY

_____	_____
MAYOR	DATE
_____	_____
COUNCIL PRESIDENT	DATE

Notes:
Maximum top of roof elevations do not include penthouses for mechanical rooms, cooling towers and or any required mechanical space or equipment.
Cross sections are shown for general information only and are subject to change.

- Notes:**
- The Build-Out Plan is to illustrate the building height and massing limitations. The final architectural and site design for each building and structure is subject to the Planning Commission for approval.
 - The unused permitted floor area ratio (FAR) and unused permitted number of dwelling units in the 3200 Block of St. Paul Street, east and west side ("3200 St. Paul Project") and the JHU properties consisting of Area G, McCoy, Wolman and Bradford Buildings ("JHU Project") may be transferred within buildings within each Project, provided that the aggregate permitted FAR and permitted number of dwelling units for each Project is not exceeded.

LEGEND
 EXISTING BUILDINGS TO REMAIN
 FUTURE BUILDING FOOTPRINT
 PROPOSED LIMIT PUD BOUNDARY



NORTH CHARLES VILLAGE PUD

ILLUSTRATIVE PRELIMINARY BUILD- OUT PLAN