

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 13-0271**

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Introduced by: Councilmembers Branch, Stokes, President Young

At the request of: East Baltimore Development, Inc.

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 7, 2013

Assigned to: Land Use and Transportation Committee

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Committee Report: Favorable with amendments

Council action: Adopted

Read second time: July 17, 2014

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**AN ORDINANCE CONCERNING**

**Planned Unit Development – Amendment 2 –  
New East Baltimore Community**

1  
2  
3 FOR the purpose of repealing Ordinance 11-418 (Amendment 1 of the New East Baltimore  
4 Community Planned Unit Development) and approving certain amendments to the  
5 Development Plan of the New East Baltimore Community Planned Unit Development.

6 BY authority of

7 Article - Zoning

8 Title 9, Subtitles 1 and 4

9 Baltimore City Revised Code

10 (Edition 2000)

**Recitals**

11  
12 By Ordinance 05-160, as amended by Ordinance 11-418, the Mayor and City Council (i)  
13 approved the application of East Baltimore Development, Inc., to have certain property  
14 consisting of 33.98 acres, more or less, designated as a Business Planned Unit Development and  
15 (ii) approved the Development Plan submitted by the applicant.

16 The Mayor and City Council and East Baltimore Development, Inc., are either the developer,  
17 contract purchaser, potential owner, or owner of the properties shown on the Development Plan.  
18 They wish to amend the Development Plan, as previously approved by the Mayor and City  
19 Council, to repeal Ordinance 11-418 (Amendment 1 of the New East Baltimore Community  
20 Planned Unit Development) and to amend the boundaries of the Planned Unit Development and  
21 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 On January 13, 2013, representatives of East Baltimore Development, Inc., met with the  
2 Department of Planning for a preliminary conference to explain the scope and nature of the  
3 proposed amendments to the Development Plan.

4 The representatives of East Baltimore Development, Inc., have now applied to the Baltimore  
5 City Council for approval of these amendments, and they have submitted amendments to the  
6 Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 4 of the  
7 Baltimore City Zoning Code.

8 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
9 Ordinance 11-418 is repealed.

10 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the boundaries of the New East Baltimore  
11 Community Planned Unit Development are amended to include those properties listed on Exhibit  
12 1, which is attached to and made a part of this Ordinance, together with the adjoining roads,  
13 highways, alleys, rights-of-way, and other similar property (collectively the “Property”).

14 **SECTION 3. AND BE IT FURTHER ORDAINED,** That the Mayor and City Council approves the  
15 amendments to the Development Plan submitted by the Developer, as attached to and made part  
16 of this Ordinance, including Sheet 1, “Existing Conditions”, dated ~~September 10~~ November 20,  
17 2013; Sheet 2, “Development Plan”, dated ~~September 10~~ November 20, 2013; Sheet 3, “Massing  
18 Plan”, dated ~~September 10~~ November 20, 2013; and Sheet 4, “Forest Conservation Master Plan”,  
19 dated ~~September 10~~ November 20, 2013.

20 **SECTION 4. AND BE IT FURTHER ORDAINED,** That Section 5 of Ordinance 05-160 is  
21 amended to read as follows, by adding new paragraph (d):

22 SECTION 5. AND BE IT FURTHER ORDAINED, That the following uses are  
23 permitted in Section C of the Development Plan, subject to the following  
24 limitations:

25 . . . . .  
26 (D) ON DEVELOPMENT SITE 22, A PARKING GARAGE OR INTERIM  
27 SURFACE PARKING LOT IS PERMITTED. IN THE CASE OF AN INTERIM  
28 SURFACE PARKING LOT, THAT PARKING LOT IS ONLY PERMITTED TO  
29 REMAIN IN USE WITHOUT A FULL SCREENING AND LANDSCAPING  
30 TREATMENT FOR A PERIOD OF 36 MONTHS, FROM THE DATE A  
31 BUILDING PERMIT IS ISSUED. AFTER 36 MONTHS, IF NO BUILDING  
32 PERMIT HAS BEEN ISSUED FOR THE CONSTRUCTION OF A PARKING  
33 GARAGE, THEN THE DEVELOPER MUST RETURN TO THE PLANNING  
34 COMMISSION FOR FINAL DESIGN APPROVAL OF THE INTERIM  
35 SURFACE PARKING LOT. FINAL DESIGN OF THE INTERIM SURFACE  
36 PARKING LOT MUST INCLUDE SCREENING AND LANDSCAPING.

37 **SECTION 4 5. AND BE IT FURTHER ORDAINED,** That all plans for the construction of  
38 permanent improvements on the property are subject to final design approval by the Planning  
39 Commission to insure that the plans are consistent with the Development Plan and this  
40 Ordinance.

41 **SECTION 5 6. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
42 accompanying amended Development Plan and in order to give notice to the agencies that

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1 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the  
2 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor  
3 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the  
4 Director of Finance then shall transmit a copy of this Ordinance and the amended Development  
5 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the  
6 Commissioner of Housing and Community Development, the Supervisor of Assessments for  
7 Baltimore City, and the Zoning Administrator.

8 **SECTION 6 7. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup>  
9 day after the date it is enacted.

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### Exhibit 1

1			
2	<b>Block</b>	<b>Lot</b>	<b>Address</b>
3	<u>1568</u>	<u>57</u>	<u>2020 East Eager Street</u>
4	<u>1568</u>	<u>56</u>	<u>2022 East Eager Street</u>
5	<u>1568</u>	<u>55</u>	<u>2024 East Eager Street</u>
6	<u>1568</u>	<u>54</u>	<u>2026 East Eager Street</u>
7	<u>1568</u>	<u>53</u>	<u>2028 East Eager Street</u>
8	<u>1568</u>	<u>52</u>	<u>2030 East Eager Street</u>
9	<u>1568</u>	<u>51</u>	<u>2032 East Eager Street</u>
10	<u>1568</u>	<u>50</u>	<u>2034 East Eager Street</u>
11	<u>1568</u>	<u>49</u>	<u>2036 East Eager Street</u>
12	<u>1568</u>	<u>48</u>	<u>2038 East Eager Street</u>
13	<u>1568</u>	<u>47</u>	<u>2040 East Eager Street</u>
14	<u>1568</u>	<u>46</u>	<u>2042 East Eager Street</u>
15	<u>1568</u>	<u>45</u>	<u>2044 East Eager Street</u>
16	<u>1568</u>	<u>44</u>	<u>2046 East Eager Street</u>
17	<u>1568</u>	<u>43</u>	<u>2048 East Eager Street</u>
18	<u>1568</u>	<u>42</u>	<u>2050 East Eager Street</u>
19	<u>1568</u>	<u>41</u>	<u>2052 East Eager Street</u>
20	<u>1568</u>	<u>40</u>	<u>2054 East Eager Street</u>
21	<u>1568</u>	<u>39</u>	<u>2056 East Eager Street</u>
22	<u>1568</u>	<u>38</u>	<u>2058 East Eager Street</u>
23	<u>1568</u>	<u>37</u>	<u>2060 East Eager Street</u>
24	<u>1568</u>	<u>36</u>	<u>2062 East Eager Street</u>
25	<u>1568</u>	<u>35</u>	<u>2064 East Eager Street</u>
26	1587	1	911 North Washington Street
27	1587	2	913 North Washington Street
28	1587	3	915 North Washington Street
29	1587	4	917 North Washington Street
30	1587	5	919 North Washington Street
31	1587	6	921 North Washington Street
32	1587	7	923 North Washington Street
33	1587	8	925 North Washington Street
34	1587	9	927 North Washington Street
35	1587	10	929 North Washington Street
36	1587	11	931 North Washington Street
37	1587	12	933 North Washington Street
38	1587	13	935 North Washington Street
39	1587	14	937 North Washington Street
40	1587	15	939 North Washington Street
41	1587	16	941 North Washington Street
42	1587	17	943 North Washington Street
43	1587	18	945 North Washington Street
44	1587	19	947 North Washington Street
45	1587	20	949 North Washington Street
46	1587	21	951 North Washington Street
47	1587	22	953 North Washington Street
48	1587	23	955 North Washington Street

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1	1587	24	957 North Washington Street
2	1587	25	959 North Washington Street
3	1587	26	961 North Washington Street
4	1587	27	963 North Washington Street
5	1587	28	2003 East Eager Street
6	1587	29	2005 East Eager Street
7	1587	30	2007 East Eager Street
8	1587	31	2009 East Eager Street
9	1587	32	2011 East Eager Street
10	1587	33	2013 East Eager Street
11	1587	34	2015 East Eager Street
12	1587	35	2017 East Eager Street
13	1587	36	2019 East Eager Street
14	1587	37	2021 East Eager Street
15	1587	38	2027 East Eager Street
16	1587	39	2029 East Eager Street
17	1587	40	2031 East Eager Street
18	1587	41	2033 East Eager Street
19	1587	42	2035 East Eager Street
20	1587	43	2037 East Eager Street
21	1587	44	2039 East Eager Street
22	1587	45	2041 East Eager Street
23	1587	46	2043 East Eager Street
24	1587	47/48	968-970 North Chester Street
25	1587	49	966 North Chester Street
26	1587	50	964 North Chester Street
27	1587	51	962 North Chester Street
28	1587	52	960 North Chester Street
29	1587	53	958 North Chester Street
30	1587	54	956 North Chester Street
31	1587	55	954 North Chester Street
32	1587	56	952 North Chester Street
33	1587	57	950 North Chester Street
34	1587	58	948 North Chester Street
35	1587	59	946 North Chester Street
36	1587	60	944 North Chester Street
37	1587	61	942 North Chester Street
38	1587	62	940 North Chester Street
39	1587	63	938 North Chester Street
40	1587	64	936 North Chester Street
41	1587	65	934 North Chester Street
42	1587	66	932 North Chester Street
43	1587	67	930 North Chester Street
44	1587	68	928 North Chester Street
45	1587	69	926 North Chester Street
46	1587	70	924 North Chester Street
47	1587	71	922 North Chester Street
48	1587	72	920 North Chester Street
49	1587	73	918 North Chester Street
50	1587	74	916 North Chester Street

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1	1587	75	914 North Chester Street
2	1587	76	912 North Chester Street
3	1587	77	910 North Chester Street
4	1587	78	908 North Chester Street
5	1587	79	906 North Chester Street
6	1587	80	904 North Chester Street
7	1587	81/82	900-902 North Chester Street
8	1587	83	2040 Ashland Avenue
9	1587	84	2038 Ashland Avenue
10	1587	85	2036 Ashland Avenue
11	1587	86	2034 Ashland Avenue
12	1587	87	2032 Ashland Avenue
13	1587	88/89	2028 -2030 Ashland Avenue
14	1587	90	2024 Ashland Avenue
15	1587	91	2022 Ashland Avenue
16	1587	92	2020 Ashland Avenue
17	1587	93	2018 Ashland Avenue
18	1587	94	2016 Ashland Avenue
19	1587	95	2014 Ashland Avenue
20	1587	96	2012 Ashland Avenue
21	1587	97	2010 Ashland Avenue
22	1587	98	2008 Ashland Avenue
23	1587	99	2006 Ashland Avenue
24	1587	100	2004 Ashland Avenue
25	1587	101	2002 Ashland Avenue
26	1587	102	2000 Ashland Avenue
27	1587	103	900 North Castle Street
28	1587	104	902 North Castle Street
29	1587	105	904 North Castle Street
30	1587	106	906 North Castle Street
31	1587	107	908 North Castle Street
32	1587	108	910 North Castle Street
33	1587	109	912 North Castle Street
34	1587	110	914 North Castle Street
35	1587	111	916 North Castle Street
36	1587	112	918 North Castle Street
37	1587	113	920 North Castle Street
38	1587	114	922 North Castle Street
39	1587	115	924 North Castle Street
40	1587	116	926 North Castle Street
41	1587	117	928 North Castle Street
42	1587	118	930 North Castle Street
43	1587	119	932 North Castle Street
44	1587	120	934 North Castle Street
45	1587	121	936 North Castle Street
46	1587	122	938 North Castle Street
47	1587	123	940 North Castle Street
48	1587	124	942 North Castle Street
49	1587	125	944 North Castle Street
50	1587	126	945 North Castle Street

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1	1587	127	943 North Castle Street
2	1587	128	941 North Castle Street
3	1587	129	939 North Castle Street
4	1587	130	937 North Castle Street
5	1587	131	935 North Castle Street
6	1587	132	933 North Castle Street
7	1587	133	931 North Castle Street
8	1587	134	929 North Castle Street
9	1587	135	927 North Castle Street
10	1587	136	925 North Castle Street
11	1587	137	923 North Castle Street
12	1587	138	921 North Castle Street
13	1587	139	919 North Castle Street
14	1587	140	917 North Castle Street
15	1587	141	915 North Castle Street
16	1587	142	913 North Castle Street
17	1587	143	911 North Castle Street
18	1587	144	909 North Castle Street
19	1587	145	907 North Castle Street
20	1587	146	905 North Castle Street
21	1587	147	903 North Castle Street
22	1587	148	901 North Castle Street

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