

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 07-0813

Introduced by: Councilmember Clarke
At the request of: CJUF Charles Village, LLC
Address: c/o Tim Pula, Struever Bros. Eccles & Rouse, 1040 Hull Street, Baltimore,
Maryland 21230
Telephone: 443-573-4000
Introduced and read first time: September 24, 2007
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: November 19, 2007

AN ORDINANCE CONCERNING

Planned Unit Development – Amendment 2 – North Charles Village

FOR the purpose of approving certain amendments to the Development Plan of the North Charles Village Planned Unit Development.

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

Recitals

By Ordinance 96-35, as amended by Ordinance 03-639, the Mayor and City Council approved the application of the owners of certain properties located generally within the area bounded by 33rd Street on the north, Hargrove Alley on the east, 30th Street on the south, and Charles Street on the west, consisting of 12 acres, more or less, designated as a Residential Planned Unit Development and approved the Development Plan submitted by the applicant.

CJUF Charles Village, LLC (the “Applicant”), owner of the property on the east and west sides of the 3200 block of Saint Paul Street, wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to modify the allowable height of a certain structure within the Planned Unit Development area, to make technical corrections to the Illustrative Preliminary Build-Out Plan, and to make any other amendments or modifications as necessary to accommodate the proposed conditions on the property.

On August 30, 2007, representatives of the Applicant 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 the Applicant have now applied to the Baltimore City Council for
2 approval of these amendments, and they have submitted amendments to the Development Plan
3 intended to satisfy the requirements of Title 9, Subtitles 1 and 4 of the Baltimore City Zoning
4 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 3, “Illustrative
8 Preliminary Build-Out Plan”, dated ~~August~~ October 2007, as revised), which shall supersede
9 any previous version of Sheet 3, “Illustrative Preliminary Build-Out Plan”, which was referenced
10 in Section 1 of Ordinance 03-639.

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 before any building permit may
16 be issued for any part of the Planned Unit Development, the applicant must comply with the
17 requirements of Zoning Code § 2-305 and Building Code § 105.3.2 (as enacted by Ordinance 06-
18 354 and notwithstanding Section 2 of that Ordinance) for a traffic-impact study of the overall
19 Development and for the mitigation of adverse traffic impacts.

20 **SECTION 3 4. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
21 accompanying amended Development Plan and in order to give notice to the agencies that
22 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the
23 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor
24 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the
25 Director of Finance then shall transmit a copy of this Ordinance and the amended Development
26 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the
27 Commissioner of Housing and Community Development, the Supervisor of Assessments for
28 Baltimore City, and the Zoning Administrator.

29 **SECTION 4 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th
30 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 _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City