

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 23-0433**

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Introduced by: Councilmember Ramos  
At the request of: MCB Charles Village LLC  
Address: c/o Caroline L. Hecker, Esq.  
Rosenberg Martin Greenberg, LLP  
25 S. Charles St., Suite 21<sup>st</sup> Fl., Baltimore, Maryland 21201  
Telephone: (410) 727-6600

Introduced and read first time: October 2, 2023

Assigned to: Economic and Community Development Committee

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Committee Report: Favorable, as amended

Council action: Adopted

Read second time: April 8, 2024

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**AN ORDINANCE CONCERNING**

**1                   Planned Unit Development – Amendment – North Charles Village**

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

4           BY authority of

5           Article - Zoning  
6           Section 5-201(a) and Title 13, Subtitles 3 and 4  
7           Baltimore City Revised Code  
8           (Edition 2000)

**9                   Recitals**

10           By Ordinance 96-35, as amended by Ordinances 03-639 and 07-629, the Mayor and City  
11           Council (i) approved the application of the owners of certain properties located generally within  
12           the area bounded by 33rd Street on the north, Hargrove Alley on the east, 30th Street on the  
13           ~~south~~ south, and Charles Street on the west, consisting of 12 acres, more or less, designated as a  
14           Residential Planned Unit Development and (ii) approved the Development Plan submitted by the  
15           applicant.

16           MCB Charles Village LLC (the “Applicant”), developer of the properties known as  
17           3115-3119 Saint Paul Street and 3121 Saint Paul Street (collectively, the “Property”), wishes to  
18           amend the Development Plan, as previously approved by the Mayor and City Council, to modify  
19           the allowable height of a certain structure within the Planned Unit.

**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 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 30<sup>th</sup> day  
27 after the date it is enacted.

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Certified as duly passed this 15 day of April, 2024

  
\_\_\_\_\_  
President, Baltimore City Council

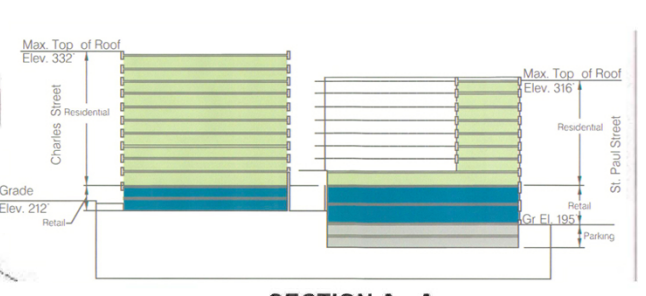
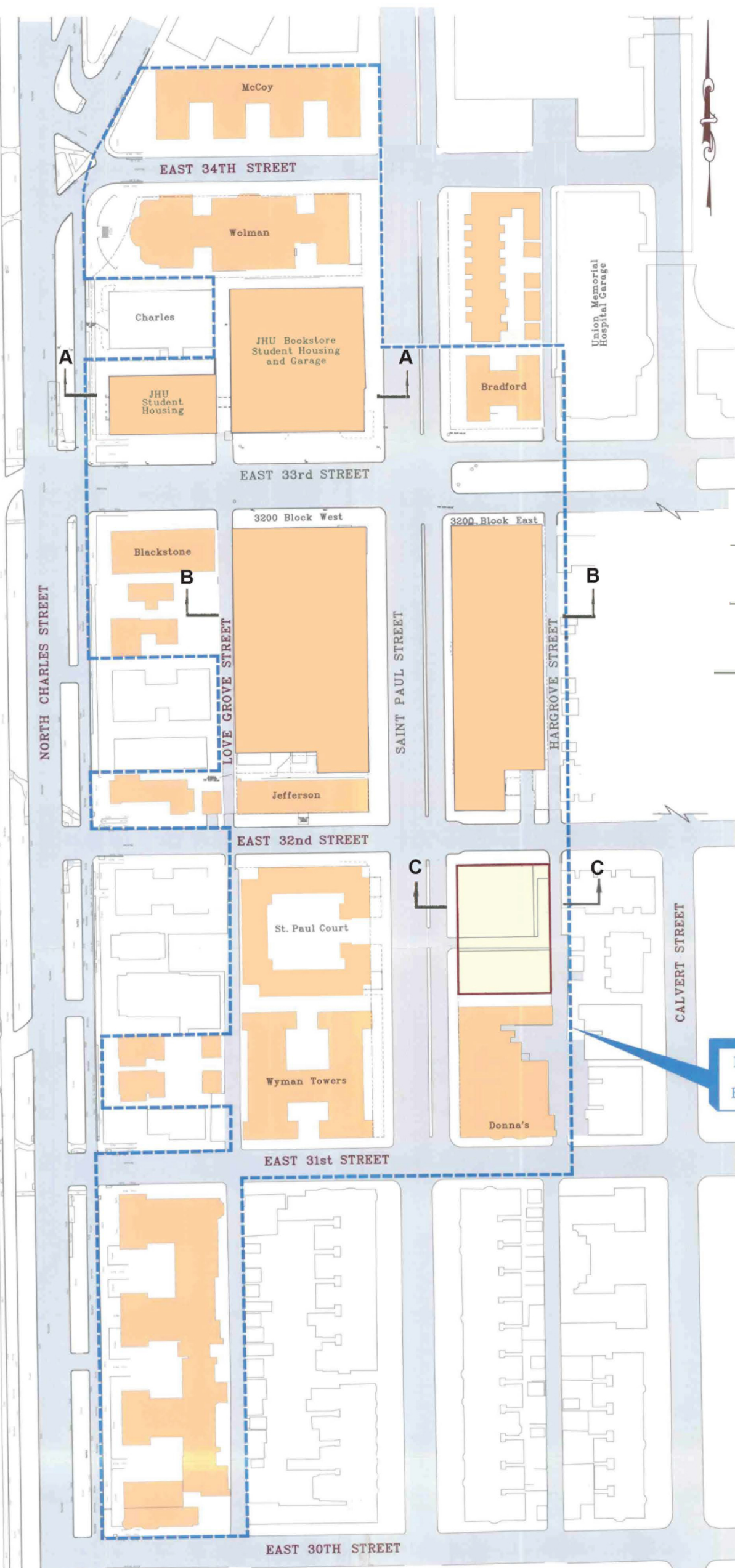
Certified as duly delivered to His Honor, the Mayor,

this 15 day of April, 2024

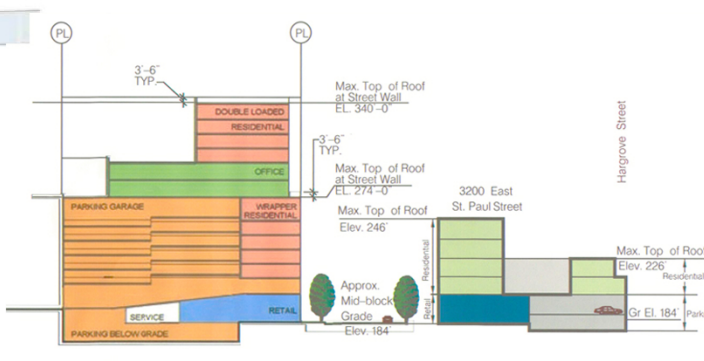
  
\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

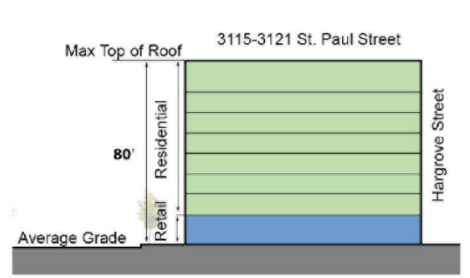
\_\_\_\_\_  
Mayor, Baltimore City



**SECTION A - A**  
Not to Scale



**SECTION B-B**  
Not to Scale



**SECTION C - C**  
Not to Scale

**PROPOSED PUD BOUNDARY**

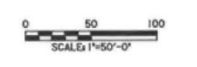
_____	_____
MAYOR	DATE
_____	_____
COUNCIL PRESIDENT	DATE

**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