

**CITY OF BALTIMORE
COUNCIL BILL 08-0035
(First Reader)**

Introduced by: Councilmember Welch

At the request of: New City Partners, LLC

Address: c/o Jon Laria, Esquire, 300 East Lombard Street, 18th Floor, Baltimore, Maryland
21202

Telephone: 410-528-5506

Introduced and read first time: January 28, 2008

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Department of Public Works, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment 2 – Mount Clare Junction**

3 FOR the purpose of approving an amendment to the Development Plan of the Mount Clare
4 Junction Planned Unit Development.

5 BY authority of

6 Article - Zoning

7 Title 9, Subtitles 1 and 4

8 Baltimore City Revised Code

9 (Edition 2000)

10 **Recitals**

11 By Ordinance 86-711, as amended by Ordinance 92-147, the Mayor and City Council
12 approved the application of P-M Baltimore Limited to have certain property lying south of Pratt
13 Street and east of Carey Street on the site of the Mount Clare Yards of the B & O Railroad,
14 consisting of 25 acres, more or less, designated as a Business Planned Unit Development and
15 approved the Development Plan submitted by the applicant.

16 New City Partners, LLC, contract purchaser of 1100 James Street, a property located in the
17 Planned Unit Development, wishes to amend the Development Plan, as previously approved by
18 the Mayor and City Council, to modify the boundary of the Planned Unit Development by
19 removing this property from it.

20 On December 19, 2007, representatives of New City Partners, LLC, met with the Department
21 of Planning for a preliminary conference to explain the scope and nature of the proposed
22 amendment to the Development Plan.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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1 The representatives of New City Partners, LLC, have now applied to the Baltimore City
2 Council for approval of this amendment, and they have submitted an amendment to the
3 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 amendment to the Development Plan submitted by New
7 City Partners, LLC, the contract purchaser of 1100 James Street, as attached to and made part of
8 this Ordinance, including Sheet 1, “Existing Boundaries”, dated January 11, 2008, and Sheet 2,
9 “Proposed Boundaries”, dated January 11, 2008. As shown on the exhibits, the boundary of the
10 Planned Unit Development has been modified by removing the property known as 1100 James
11 Street from it, thereby decreasing the size of the property within the Planned Unit Development
12 to approximately 19.411 acres.

13 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
14 accompanying amended Development Plan and in order to give notice to the agencies that
15 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the
16 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor
17 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the
18 Director of Finance then shall transmit a copy of this Ordinance and the amended Development
19 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the
20 Commissioner of Housing and Community Development, the Supervisor of Assessments for
21 Baltimore City, and the Zoning Administrator.

22 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
23 after the date it is enacted.