

**CITY OF BALTIMORE  
COUNCIL BILL 07-0764  
(First Reader)**

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Introduced by: Councilmember Kraft

At the request of: Harbor Point Development, LLC

Address: c/o Lawrence White, Struever Bros. Eccles & Rouse, 1040 Hull Street, Baltimore,  
Maryland 21230

Telephone: 443-573-4000

Introduced and read first time: August 13, 2007

Assigned to: Land Use and Transportation Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment – Harbor Point**

3 FOR the purpose of approving certain amendments to the Development Plan of the Harbor Point  
4 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 04-682, the Mayor and City Council approved the application of Harbor Point  
12 Development, LLC, authorized by Honeywell International, Inc., to have certain property  
13 bounded generally by the Baltimore Harbor to the south and west, the Living Classroom's site to  
14 the north, and Caroline Street to the east, consisting of 26.8 acres, more or less, designated as a  
15 Business Planned Unit Development and approved the Development Plan submitted by the  
16 applicant.

17 Harbor Point Development, LLC, wishes to amend the Development Plan, as previously  
18 approved by the Mayor and City Council, to modify the allowable height of certain structures  
19 within the Planned Unit Development area, to clarify certain provisions pertaining to off-street  
20 parking, and to make other amendments or modifications as necessary to accommodate the  
21 proposed conditions on the Property.

22 On July 16, 2007, representatives of Harbor Point Development, LLC, met with the  
23 Department of Planning for a preliminary conference to explain the scope and nature of the  
24 proposed amendments 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 Harbor Point Development, LLC, have now applied to the Baltimore  
2 City Council for approval of these amendments, and they have submitted amendments 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 amendments to the Development Plan for the Property  
7 submitted by Harbor Point Development, LLC, as attached to and made part of this Ordinance,  
8 consisting of PUD 4, “Heights Diagram,” dated July 19, 2007, which shall supersede PUD 4,  
9 “Height Diagram”, dated April 2, 2004, of Ordinance 04-682.

10 **SECTION 2. AND BE IT FURTHER ORDAINED,** That Section 7 of Ordinance 04-682 is  
11 amended to read as follows:

12 SECTION 7. AND BE IT FURTHER ORDAINED, That the parking required for each  
13 respective use within the PUD area shall be provided in accordance with the  
14 requirements of Title 10 of the Baltimore City Zoning Code, as applicable to uses  
15 located in a B-2-2 Zoning District. The parking shall be accommodated by  
16 surface lots and/or structured off-street facilities located within the PUD area, and  
17 the parking shall not be required on a lot by lot basis but shall merely need to be  
18 provided within the boundaries of the PUD. Temporary parking shall be allowed  
19 on individual building sites, subject to Planning Commission approval. The  
20 Planning Commission has the discretion to permit the total count of parking  
21 spaces required for all uses within any one development lot or among multiple  
22 development lots on the property to be reduced to reflect a demonstrated  
23 reduction in the need for parking spaces due to shared use, public transportation,  
24 or other appropriate causes. NOT WITHSTANDING ANYTHING HEREIN TO THE  
25 CONTRARY, OPEN OFF-STREET PARKING SHALL BE PERMITTED ON THE OPEN SPACE  
26 AREAS AT ANY TIME PRIOR TO THE COMPLETED DEVELOPMENT OF THE OPEN SPACE  
27 IN ACCORDANCE WITH THE PROVISIONS OF SECTION 9(6). AFTER FINAL  
28 COMPLETION OF THE OPEN SPACE, [Permanent] PERMANENT or temporary parking  
29 [is] SHALL not be allowed on the Open Space areas, except in conjunction with  
30 the special event uses set forth in Section 4.

31 **SECTION 3. AND BE IT FURTHER ORDAINED,** That Section 9(3) of Ordinance 04-682 is  
32 deleted in its entirety.

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

37 **SECTION 5. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
38 accompanying amended Development Plan and in order to give notice to the agencies that  
39 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the  
40 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor  
41 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the  
42 Director of Finance then shall transmit a copy of this Ordinance and the amended Development  
43 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the

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1 Commissioner of Housing and Community Development, the Supervisor of Assessments for  
2 Baltimore City, and the Zoning Administrator.

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