



## Legislation Text

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**File #: 08-0035, Version: 0**

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

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INTRODUCTORY\*

CITY OF BALTIMORE  
COUNCIL BILL

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

A BILL ENTITLED

AN ORDINANCE concerning  
**Planned Unit Development - Amendment 2 - Mount Clare Junction**

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

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

Recitals

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

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

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

The representatives of New City Partners, LLC, have now applied to the Baltimore City Council for approval of this amendment, and they have submitted an amendment to the Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 4 of the Baltimore City Zoning Code.

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Mayor and City Council approves the amendment to the Development Plan submitted by New City Partners, LLC, the contract purchaser of 1100 James Street, as attached to and made part of this Ordinance, including Sheet 1, "Existing Boundaries", dated January 11, 2008, and Sheet 2, "Proposed Boundaries", dated January 11, 2008. As shown on the exhibits, the boundary of the Planned Unit Development has been modified by removing the property known as 1100 James Street from it, thereby decreasing the size of the property within the Planned Unit Development to approximately 19.411 acres.

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

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

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