



City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland 21202

Legislation Text

File #: 10-0614, **Version:** 0

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: Councilmembers Stokes, Branch
At the request of: Forest City - New East Baltimore Partnership
Address: c/o Stanley S. Fine, Esquire, Rosenberg / Martin / Greenberg, LLP, 25 South Charles
Street, Suite 2115, Baltimore, Maryland 21201
Telephone: 410-727-6600

A BILL ENTITLED

AN ORDINANCE concerning
Planned Unit Development - New East Baltimore Community - Amendment 1

FOR the purpose of approving certain amendments to the Development Plan of the New East Baltimore Community
Planned Unit Development.

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

Recitals

By Ordinance 05-160, the Mayor and City Council approved the application of East Baltimore Development, Inc.,
to have certain properties, consisting of 33.98 acres, more or less, designated as a Business Planned Unit
Development and approved the Development Plan submitted by the applicant.

Forest City - New East Baltimore Partnership, the master developer of the New East Baltimore Community, now
wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to amend the height
limits in certain areas within the Planned Unit Development.

On March 24, 2010, representatives of Forest City - New East Baltimore Partnership met with the Department of
Planning for a preliminary conference to explain the scope and nature of the proposed amendments to the
Development Plan.

The representatives of Forest City - New East Baltimore Partnership have now applied to the Baltimore City Council for approval of these amendments, and they have submitted amendments 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 amendments to the Development Plan submitted by the Developer, as attached to and made part of this Ordinance, including Sheet 1, "Existing Conditions", dated April 29, 2010; Sheet 2, "Proposed Massing Plan", dated April 29, 2010; Sheet 3, "Proposed Development Master Plan", dated April 29, 2010; and Sheet 4, "Proposed Streetscape Plan", dated April 29, 2010.

SECTION 2. AND BE IT FURTHER ORDAINED, That all plans for the construction of permanent improvements on the property are subject to final design approval by the Planning Commission to insure that the plans are consistent with the Development Plan and this Ordinance.

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

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