



# City of Baltimore

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

## Legislation Text

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**File #: 08-0017, 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: The Council President  
At the request of: The Administration (Department of Planning)

A BILL ENTITLED

AN ORDINANCE concerning  
**Planned Unit Development - Amendment 2 - Harbor Point**

FOR the purpose of approving certain amendments to the Development Plan of the Harbor Point Planned Unit Development.

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

Recitals

By Ordinance 04-682, as amended by Ordinance 07-625, the Mayor and City Council approved the application of Harbor Point Development, LLC, authorized by Honeywell International, Inc., to have certain property bounded generally by the Baltimore Harbor to the south and west, the Living Classroom's site to the north, and Caroline Street to the east, consisting of 26.8 acres, more or less, designated as a Business Planned Unit Development and approved the Development Plan submitted by the applicant.

The Black Olive Development Company, LLC, and Harbor Point Development, LLC, wish to amend the Development Plan, as previously approved by the Mayor and City Council, to enlarge the boundary of the Business Planned Unit Development by incorporating the property known as 803 South Caroline Street (Block 1818, Lot 55) within it, and the Department of Planning wishes to make a technical correction to the square footage for the gross building area for all parcels within the PUD area, exclusive of certain structures, as specified in Ordinance 04-682.

On January 8, 2008, the owner of 803 South Caroline Street 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 applicant has now applied to the Baltimore City Council for approval of this amendment and has 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 the applicant, as attached to and made part of this Ordinance, including PUD 1 "Title Sheet", dated January 22, 2008, PUD 2 "Existing Conditions", dated January 22, 2008, PUD 3 "Land-Use Plan, dated January 22, 2008, PUD 4 "Height Diagram", dated January 22, 2008, and PUD 5 "Illustrative Site Plan", dated January 22, 2008. As shown on Exhibits PUD 1, PUD 2, PUD 3, PUD 4, and PUD 5, the eastern boundary of the Planned Unit Development has been enlarged by incorporating the property known as 803 South Caroline Street (Block 1818, Lot 55) within it, thereby increasing the area of the Planned Unit Development to approximately 26.9 acres.

SECTION 2. AND BE IT FURTHER ORDAINED, That the first paragraph of Section 6 of Ordinance 04-682 is amended to read as follows:

SECTION 6. AND BE IT FURTHER ORDAINED, That the gross building area for all parcels within the PUD area will be [1.8] 1.82 million square feet, exclusive of the following structures, which shall not be counted towards the gross building area set forth herein:

SECTION 3. 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 4. 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 5. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

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