



City of Baltimore

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

Legislation Text

File #: 07-0629, **Version:** 0

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

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.
INTRODUCTORY*

CITY OF BALTIMORE COUNCIL BILL

Introduced by: Councilmember Kraft
At the request of: Harbor East Parcel D - Acquisition, LLC
Address: c/o H&S Properties Development Corp., 1515 Fleet Street, Baltimore, Maryland
21231
Telephone: 443-573-4000

A BILL ENTITLED

AN ORDINANCE concerning
Planned Unit Development - Amendment - Harbor East

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

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

Recitals

By Ordinance 06-179, the Mayor and City Council approved the application of Harbor East Parcel D - Hotel, LLC, and Harbor East Parcel D - Residential, LLC, (both members of Harbor East Parcel D - Acquisition, LLC) to have certain property located in the Inner Harbor East Urban Renewal Area (the "Property"), consisting of 2.31 acres, more or less, designated as a Business Planned Unit Development and approved the Development Plan submitted by the applicant.

The current owner of the Property, Harbor East Parcel D - Acquisition, LLC, wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to modify the floor area ratio and the heights of certain structures depicted in the Development Plan and to modify the site plan and proposed conditions and make any other amendments or modifications as necessary to accommodate additional office space and off-street parking on the Property.

On February 27, 2007, representatives of Harbor East Parcel D - Acquisition, LLC, 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 Harbor East Parcel D - Acquisition, LLC, 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 amended Development Plan submitted by Harbor East Parcel D - Acquisition, LLC, as attached to and made part of this Ordinance, consisting of PUD 1, "Title Sheet", dated March 16, 2007; PUD 2, "Existing Conditions", dated March 16, 2007; PUD 3, "Proposed Conditions, dated March 16, 2007; PUD 4, 5, 6, and 7, "Height Diagrams," dated March 16, 2007; PUD 8, "Concept Site Plan", dated March 12, 2007; and PUD 9, "Concept Landscape Plan", dated March 16, 2007.

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.

DRAFT 21MAR07 DRAFT 21MAR07

dlr07-1229~intro/21Mar07
pudamdts/HarborEast/nbr

DRAFT 21MAR07 DRAFT 21MAR07

dlr07-1229~intro/21Mar07
- 2 -
pudamdts/HarborEast/nbr