



# City of Baltimore

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

## Legislation Text

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**File #:** 07-0813, **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 Clarke  
At the request of: CJUF Charles Village, LLC  
Address: c/o Tim Pula, Struever Bros. Eccles & Rouse, 1040 Hull Street, Baltimore,  
Maryland 21230  
Telephone: 443-573-4000

### A BILL ENTITLED

AN ORDINANCE concerning  
**Planned Unit Development - Amendment 2 - North Charles Village**

FOR the purpose of approving certain amendments to the Development Plan of the North Charles Village Planned Unit Development.

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

### Recitals

By Ordinance 96-35, as amended by Ordinance 03-639, the Mayor and City Council approved the application of the owners of certain properties located generally within the area bounded by 33rd Street on the north, Hargrove Alley on the east, 30th Street on the south, and Charles Street on the west, consisting of 12 acres, more or less, designated as a Residential Planned Unit Development and approved the Development Plan submitted by the applicant.

CJUF Charles Village, LLC (the "Applicant"), owner of the property on the east and west sides of the 3200 block of Saint Paul Street, wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to modify the allowable height of a certain structure within the Planned Unit Development area, to make technical corrections to the Illustrative Preliminary Build-Out Plan, and to make any other amendments or modifications as necessary to accommodate the proposed conditions on the property.

On August 30, 2007, representatives of the Applicant 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 the Applicant 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 3, "Illustrative Preliminary Build-Out Plan", dated August 2007, as revised), which shall supersede any previous version of Sheet 3, "Illustrative Preliminary Build-Out Plan", which was referenced in Section 1 of Ordinance 03-639.

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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