



City of Baltimore

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

Legislation Text

File #: 13-0271, **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 Branch, Stokes
At the request of: East Baltimore Development, Inc.
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 - Amendment 2 - New East Baltimore Community

FOR the purpose of repealing Ordinance 11-418 (Amendment 1 of the New East Baltimore Community Planned Unit Development) and 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, as amended by Ordinance 11-418, the Mayor and City Council (i) approved the application of East Baltimore Development, Inc., to have certain property consisting of 33.98 acres, more or less, designated as a Business Planned Unit Development and (ii) approved the Development Plan submitted by the applicant.

The Mayor and City Council and East Baltimore Development, Inc., are either the developer, contract purchaser, potential owner, or owner of the properties shown on the Development Plan. They wish to amend the Development Plan, as previously approved by the Mayor and City Council, to repeal Ordinance 11-418 (Amendment 1 of the New East Baltimore Community Planned Unit Development) and to amend the boundaries of the Planned Unit Development and the Development Plan.

On January 13, 2013, representatives of East Baltimore Development, Inc., 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 East Baltimore Development, Inc., 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 Ordinance 11-418 is repealed.

SECTION 2. AND BE IT FURTHER ORDAINED, That the boundaries of the New East Baltimore Community Planned Unit Development are amended to include those properties listed on Exhibit 1, which is attached to and made a part of this Ordinance, together with the adjoining roads, highways, alleys, rights-of-way, and other similar property (collectively the "Property").

SECTION 3. AND BE IT FURTHER ORDAINED, 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 September 10, 2013; Sheet 2, "Development Plan", dated September 10, 2013; Sheet 3, "Massing Plan", dated September 10, 2013; and Sheet 4, "Forest Conservation Master Plan", dated September 10, 2013.

SECTION 4. 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 5. 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 6. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

Exhibit 1

Block	Lot	Address
1587	1	911 North Washington Street
1587	2	913 North Washington Street
1587	3	915 North Washington Street
1587	4	917 North Washington Street
1587	5	919 North Washington Street
1587	6	921 North Washington Street
1587	7	923 North Washington Street
1587	8	925 North Washington Street

1587	9	927 North Washington Street
1587	10	929 North Washington Street
1587	11	931 North Washington Street
1587	12	933 North Washington Street
1587	13	935 North Washington Street
1587	14	937 North Washington Street
1587	15	939 North Washington Street
1587	16	941 North Washington Street
1587	17	943 North Washington Street
1587	18	945 North Washington Street
1587	19	947 North Washington Street
1587	20	949 North Washington Street
1587	21	951 North Washington Street
1587	22	953 North Washington Street
1587	23	955 North Washington Street
1587	24	957 North Washington Street
1587	25	959 North Washington Street
1587	26	961 North Washington Street
1587	27	963 North Washington Street
1587	28	2003 East Eager Street
1587	29	2005 East Eager Street
1587	30	2007 East Eager Street
1587	31	2009 East Eager Street
1587	32	2011 East Eager Street
1587	33	2013 East Eager Street
1587	34	2015 East Eager Street
1587	35	2017 East Eager Street
1587	36	2019 East Eager Street
1587	37	2021 East Eager Street
1587	38	2027 East Eager Street
1587	39	2029 East Eager Street
1587	40	2031 East Eager Street
1587	41	2033 East Eager Street
1587	42	2035 East Eager Street
1587	43	2037 East Eager Street
1587	44	2039 East Eager Street
1587	45	2041 East Eager Street
1587	46	2043 East Eager Street
1587	47/48	968-970 North Chester Street
1587	49	966 North Chester Street
1587	50	964 North Chester Street
1587	51	962 North Chester Street
1587	52	960 North Chester Street
1587	53	958 North Chester Street
1587	54	956 North Chester Street
1587	55	954 North Chester Street
1587	56	952 North Chester Street
1587	57	950 North Chester Street
1587	58	948 North Chester Street

1587	59	946 North Chester Street
1587	60	944 North Chester Street
1587	61	942 North Chester Street
1587	62	940 North Chester Street
1587	63	938 North Chester Street
1587	64	936 North Chester Street
1587	65	934 North Chester Street
1587	66	932 North Chester Street
1587	67	930 North Chester Street
1587	68	928 North Chester Street
1587	69	926 North Chester Street
1587	70	924 North Chester Street
1587	71	922 North Chester Street
1587	72	920 North Chester Street
1587	73	918 North Chester Street
1587	74	916 North Chester Street
1587	75	914 North Chester Street
1587	76	912 North Chester Street
1587	77	910 North Chester Street
1587	78	908 North Chester Street
1587	79	906 North Chester Street
1587	80	904 North Chester Street
1587	81/82	900-902 North Chester Street
1587	83	2040 Ashland Avenue
1587	84	2038 Ashland Avenue
1587	85	2036 Ashland Avenue
1587	86	2034 Ashland Avenue
1587	87	2032 Ashland Avenue
1587	88/89	2028 -2030 Ashland Avenue
1587	90	2024 Ashland Avenue
1587	91	2022 Ashland Avenue
1587	92	2020 Ashland Avenue
1587	93	2018 Ashland Avenue
1587	94	2016 Ashland Avenue
1587	95	2014 Ashland Avenue
1587	96	2012 Ashland Avenue
1587	97	2010 Ashland Avenue
1587	98	2008 Ashland Avenue
1587	99	2006 Ashland Avenue
1587	100	2004 Ashland Avenue
1587	101	2002 Ashland Avenue
1587	102	2000 Ashland Avenue
1587	103	900 North Castle Street
1587	104	902 North Castle Street
1587	105	904 North Castle Street
1587	106	906 North Castle Street
1587	107	908 North Castle Street
1587	108	910 North Castle Street
1587	109	912 North Castle Street

1587	110	914 North Castle Street
1587	111	916 North Castle Street
1587	112	918 North Castle Street
1587	113	920 North Castle Street
1587	114	922 North Castle Street
1587	115	924 North Castle Street
1587	116	926 North Castle Street
1587	117	928 North Castle Street
1587	118	930 North Castle Street
1587	119	932 North Castle Street
1587	120	934 North Castle Street
1587	121	936 North Castle Street
1587	122	938 North Castle Street
1587	123	940 North Castle Street
1587	124	942 North Castle Street
1587	125	944 North Castle Street
1587	126	945 North Castle Street
1587	127	943 North Castle Street
1587	128	941 North Castle Street
1587	129	939 North Castle Street
1587	130	937 North Castle Street
1587	131	935 North Castle Street
1587	132	933 North Castle Street
1587	133	931 North Castle Street
1587	134	929 North Castle Street
1587	135	927 North Castle Street
1587	136	925 North Castle Street
1587	137	923 North Castle Street
1587	138	921 North Castle Street
1587	139	919 North Castle Street
1587	140	917 North Castle Street
1587	141	915 North Castle Street
1587	142	913 North Castle Street
1587	143	911 North Castle Street
1587	144	909 North Castle Street
1587	145	907 North Castle Street
1587	146	905 North Castle Street
1587	147	903 North Castle Street
1587	148	901 North Castle Street

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