

**CITY OF BALTIMORE  
COUNCIL BILL 08-0027  
(First Reader)**

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Introduced by: Councilmember Reisinger

At the request of: Hull Point, LLC

Address: c/o Stanley S. Fine, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South Charles Street, Baltimore, Maryland 21201

Telephone: 410-727-6600

Introduced and read first time: January 28, 2008

Assigned to: Land Use and Transportation Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Department of Public Works, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Tide Point**

3 FOR the purpose of repealing the existing Development Plan for the Whetstone Point Planned  
4 Unit Development; and approving a new Development Plan for the Tide Point Planned Unit  
5 Development.

6 BY authority of

7 Article - Zoning

8 Title 9, Subtitles 1 and 4

9 Baltimore City Revised Code

10 (Edition 2000)

11 **Recitals**

12 By Ordinance 99-502, the Mayor and City Council of Baltimore approved the application of  
13 Hull Point, LLC, to have certain property located in Locust Point designated an Industrial  
14 Planned Unit Development and approved the Development Plan submitted by the applicant.

15 Hull Point, LLC, wishes to rescind Ordinance 99-502 and replace the existing Development  
16 Plan with a new one that will amend the boundaries of the Planned Unit Development, amend  
17 the Development Plan, rename the Planned Unit Development, as previously approved by the  
18 Mayor and City Council, amend the permitted uses and their densities, and generally provide for  
19 a mixed-use, live/work/play urban development including (but not limited to) residential, office,  
20 retail, storage, light industrial, and light manufacturing.

21 Hull Point, LLC, Tide Point Mezzanine Holding, LLC, and Nicholson Street, LLC, are either  
22 the owner or contract purchaser for the following properties: Block 2024, Lot 6A, 1000-1050  
23 Hull Street, 1450 Beason Street, 1100 Haubert Street, 1134 Hull Street, 1116 Hull Street, and

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

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1 1113 Hull Street. Hull Point, LLC, plans to develop the Property, consisting of 24.647 acres,  
2 more or less, for business and industrial uses.

3 On January 7, 2008, representatives of the applicant met with the Department of Planning for  
4 a preliminary conference, to explain the scope and nature of existing and proposed development  
5 on the property and to institute proceedings to have the property designated a Business Planned  
6 Unit Development.

7 The representatives of the applicant have now applied to the Baltimore City Council for  
8 approval of the replacement Planned Unit Development, which is intended to satisfy the  
9 requirements of Title 9, Subtitles 1 and 4 of the Baltimore City Zoning Code.

10 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
11 Ordinance 99-502 is repealed.

12 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Mayor and City Council approves the  
13 replacement of the Planned Unit Development and approved the application of Hull Point, LLC,  
14 Tide Point Mezzanine Holding, LLC, and Nicholson Street, LLC, to designate the properties  
15 known as Block 2024, Lot 6A, 1000-1050 Hull Street, 1450 Beason Street, 1100 Haubert Street,  
16 1134 Hull Street, 1116 Hull Street, and 1113 Hull Street, consisting of 24.647 acres, more or  
17 less, as outlined on the accompanying Development Plan entitled “Tide Point”, dated January 7,  
18 2008, to designate the property a Business Planned Unit Development under Title 9, Subtitles 1  
19 and 4 of the Baltimore City Zoning Code.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Development Plan submitted by the  
21 applicant, Hull Point, LLC, consisting of Sheet 1, “Existing Conditions Plan”, dated January 7,  
22 2008, and Sheet 2, “Development Plan”, dated January 7, 2008, is approved.

23 **SECTION 3. AND BE IT FURTHER ORDAINED,** That in accordance with the provisions of Title  
24 9, Subtitles 1 and 4, the following uses are permitted within the Planned Unit Development:

25 (a) The following principal uses are permitted within the Planned Unit Development:

26 (1) all permitted, accessory, and conditional uses as allowed in the B-2 Zoning  
27 District;

28 (2) artisans’ and craft work; automatic teller machines; automotive parts:  
29 manufacturing; bakeries - including the sale of bakery products to restaurants,  
30 hotels, clubs, and other similar establishments; bakery goods: manufacturing;  
31 banks and savings and loan associations; beverages: manufacturing; bottling  
32 works; bus and transit turnarounds and passenger shelters - including advertising  
33 signs that comply with § 11-424 of the Zoning Code; cameras and other  
34 photographic equipment: manufacturing; candy: manufacturing; canvas products:  
35 manufacturing; carpet and rug cleaning establishments; clothing and other  
36 finished products: manufacturing; communications systems: sales and service,  
37 other than retail; computer centers; contractor and construction shops; dry  
38 cleaning establishments; dyeing establishments; electronic components and  
39 instruments: manufacturing and assembling; employment agencies; food  
40 products: manufacturing and processing; furniture and fixtures: manufacturing;  
41 greenhouses; hardware and tools: manufacturing; ice cream: manufacturing;  
42 industrial supplies: distribution and sales; ink: manufacturing; inked products:

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1 manufacturing; instruments, professional, scientific, and controlling:  
2 manufacturing; jewelry: manufacturing; laboratories: research and testing;  
3 laboratory apparatus: manufacturing; linen, towel, diaper, and similar supply  
4 establishments; lithographing; luggage: manufacturing; machinery and machines,  
5 industrial, new: sales, rental and service; machines, business and office, new and  
6 used: sales, rental, and service; machine shops, machine tools, light:  
7 manufacturing; mail order distribution centers; malting; maritime suppliers;  
8 massage therapists' offices; medical equipment: manufacturing; milk and dairy  
9 products: processing and distribution; mirrors: manufacturing; musical  
10 instruments, including organs and pianos: manufacturing; newsstands; novelty  
11 products: manufacturing; optical equipment: manufacturing; orthopedic and  
12 medical appliances: manufacturing; outdoor seating and table service when  
13 accessory to a restaurant or any other permitted use; pharmaceuticals:  
14 manufacturing; photographic printing and developing establishments; printing  
15 and publishing; private piers; bus and transit passenger stations and terminals;  
16 public utility service centers; radio and television antennas and towers, including  
17 microwave antennas (satellite dishes) that extend no more than 25 feet above the  
18 building on which they are mounted; recording studios; rope or twine, fibrous:  
19 manufacturing; schools, commercial; schools, trade - other than industrial; spices:  
20 manufacturing and processing; sporting and athletic goods: manufacturing;  
21 telephone exchanges; textile mill products: manufacturing and fabrication; tool,  
22 dye, or pattern making shops; toys and games: manufacturing; upholstering shops;  
23 warehousing and storage; wholesale establishments; window blinds, shades, and  
24 awnings: manufacturing; wood products: manufacturing.

25 (b) A water taxi stop is a permitted use in the Planned Unit Development.

26 **SECTION 4. AND BE IT FURTHER ORDAINED,** That off-street parking requirements for the  
27 Planned Unit Development are the same as for a B-2-3 District, as specified in Title 10 of the  
28 Baltimore City Zoning Code.

29 **SECTION 5. AND BE IT FURTHER ORDAINED,** That if the Planned Unit Development  
30 approved by this Ordinance in any way fails to meet the statutory requirements for the  
31 preparation, adoption, and approval of a planned unit development ordinance, those requirements  
32 are waived, and the Planned Unit Development approved by this Ordinance is exempted from  
33 them.

34 **SECTION 6. AND BE IT FURTHER ORDAINED,** That all plans for the construction of  
35 permanent improvements on the property are subject to final design approval by the Planning  
36 Commission to insure that the plans are consistent with the Development Plan and this  
37 Ordinance.

38 **SECTION 7. AND BE IT FURTHER ORDAINED,** That the Planning Department may determine  
39 what constitutes minor or major modifications to the Plan. Minor modifications require approval  
40 by the Planning Commission. Major modifications require approval by Ordinance.

41 **SECTION 8. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
42 accompanying Development Plan and in order to give notice to the agencies that administer the  
43 City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the  
44 City Council shall sign the Development Plan; (ii) when the Mayor approves this Ordinance, the  
45 Mayor shall sign the Development Plan; and (iii) the Director of Finance then shall transmit a

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1 copy of this Ordinance and the Development Plan to the Board of Municipal and Zoning  
2 Appeals, the Planning Commission, the Commissioner of Housing and Community  
3 Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

4 **SECTION 9. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
5 after the date it is enacted.