

**CITY OF BALTIMORE
COUNCIL BILL 08-0183
(First Reader)**

Introduced by: Councilmember D'Adamo

At the request of: MAFA Eastern Avenue Associates, LLC

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Introduced and read first time: August 11, 2008

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment – Eastern Plaza (Anchor Square)**

3 FOR the purpose of approving certain amendments to the Development Plan of the Eastern Plaza
4 Planned Unit Development.

5 BY authority of

6 Article - Zoning

7 Title 9, Subtitles 1 and 5

8 Baltimore City Revised Code

9 (Edition 2000)

10 **Recitals**

11 By Ordinance 01-242, the Mayor and City Council (i) approved the application of MORLES,
12 LLC, to have certain property known as 6500 Eastern Avenue designated as an Industrial
13 Planned Unit Development and (ii) approved the Development Plan submitted by the applicant.

14 MAFA Eastern Avenue Associates, LLC, the owner of Eastern Plaza (now known as Anchor
15 Square) wishes to amend the Development Plan, as previously approved by the Mayor and City
16 Council, to modify the permitted uses in the Planned Unit Development.

17 On August 5, 2008, representatives of MAFA Eastern Avenue Associates, LLC, met with the
18 Department of Planning for a preliminary conference to explain the scope and nature of the
19 proposed amendments to the Development Plan.

20 The representatives of MAFA Eastern Avenue Associates, LLC, have now applied to the
21 Baltimore City Council for approval of these amendments, and they have submitted amendments
22 to the Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 5 of the
23 Baltimore City Zoning Code.

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

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1 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
2 Mayor and City Council approves the amendments to the Development Plan submitted by the
3 Developer, as attached to and made part of this Ordinance, including Sheet 3, “Proposed Site
4 Plan”, dated July 2008.

5 **SECTION 2. AND BE IT FURTHER ORDAINED,** That Section 3 of Ordinance 01-242 is
6 amended to read as follows:

7 **SECTION 3. AND BE IT FURTHER ORDAINED,** That, IN ACCORDANCE WITH TITLE 9,
8 SUBTITLES 1 AND 5 OF THE BALTIMORE CITY ZONING CODE, THE FOLLOWING USES ARE
9 PERMITTED within the Planned Unit Development.

10 (1) [are all those] ALL PERMITTED, ACCESSORY, AND CONDITIONAL USES AS allowed in
11 the B-1 and B-2 Zoning Districts, excluding the following uses:

- 12 Amusement devices in combination with other uses;
- 13 Check cashing;
- 14 Private clubs and lodges;
- 15 Community correction centers;
- 16 Employment agencies (day laborers);
- 17 Firearm sales;
- 18 Live entertainment;
- 19 Dance halls;
- 20 Massage salons;
- 21 Parole/probation field offices;
- 22 Pool hall/billiard parlor;
- 23 Skating rinks;
- 24 Liquor stores/package goods;
- 25 Pawn shops;
- 26 Animal facilities;
- 27 Taverns;
- 28 Gasoline stations;
- 29 Blood donor centers;
- 30 Arcades;
- 31 Launderettes;
- 32 Laundries;
- 33 Hotels and motels;
- 34 Physical culture and health services: gymnasiums, reducing salons, and public
35 baths;
- 36 Religious institutions as follows:
 - 37 (i) churches, temples, and synagogues; and
 - 38 (ii) convents, seminaries, and monasteries;
- 39 Rooming houses;
- 40 Second-hand stores and rummage shops;
- 41 Skating rinks;
- 42 Swimming pools; and
- 43 Vending machines for retail sale of ice or milk.
- 44

45 (2) RESTAURANTS: DRIVE-IN.

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1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
2 accompanying amended Development Plan and in order to give notice to the agencies that
3 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the
4 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor
5 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the
6 Director of Finance then shall transmit a copy of this Ordinance and the amended Development
7 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the
8 Commissioner of Housing and Community Development, the Supervisor of Assessments for
9 Baltimore City, and the Zoning Administrator.

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