

**CITY OF BALTIMORE
COUNCIL BILL 05-0305
(First Reader)**

Introduced by: Councilmembers D’Adamo, Kraft, Spector
At the request of: Hale/KSI, LLC
Address: c/o Stanley S. Fine, Esquire, 25 South Charles Street, Suite 2115, Baltimore,
Maryland 21201
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Introduced and read first time: December 8, 2005

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Designation – Greektown Redevelopment**
3

4 FOR the purpose of approving the application of Hale/KSI, LLC, which is the fee simple owner
5 or contract purchaser of certain properties known as 820 Oldham Street, 4601 Foster
6 Avenue, 4700 Fait Avenue, 4526 O’Donnell Street, 4600 O’Donnell Street, 4618 O’Donnell
7 Street, 4620 O’Donnell Street, 4622 O’Donnell Street, 4624 O’Donnell Street; and Fait
8 Avenue, LLC, the fee simple owner of the property known as 4500 Fait Avenue; (hereinafter
9 collectively the “Applicant”), together with the adjoining roads, highways, alleys, rights-of-
10 way, and other similar property (collectively, the “Properties”), to have the Properties
11 designated a Residential Planned Unit Development; and approving the Development Plan
12 submitted by the applicant.

13 BY authority of

14 Article - Zoning
15 Title 9, Subtitles 1 and 2
16 Baltimore City Revised Code
17 (Edition 2000)

18 **Recitals**

19 Hale/KSI, LLC, is the fee simple owner or contract purchaser of certain properties known as
20 820 Oldham Street, 4601 Foster Avenue, 4700 Fait Avenue, 4526 O’Donnell Street, 4600
21 O’Donnell Street, 4618 O’Donnell Street, 4620 O’Donnell Street, 4622 O’Donnell Street, 4624
22 O’Donnell Street; and Fait Avenue, LLC, is the fee simple owner of the property known as 4500
23 Fait Avenue. Hale/KSI, LLC, plans to develop the Properties for residential and business uses.

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

1 On November 29, 2005, representatives of the Applicant met with the Department of
2 Planning for a preliminary conference, to explain the scope and nature of existing and proposed
3 development on the Properties in order to institute proceedings to have the Properties designated
4 a Residential Planned Unit Development.

5 The representatives of the Applicant have now applied to the Baltimore City Council for
6 designation of the Properties as a Residential Planned Unit Development, and they have
7 submitted a Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 2
8 of the Baltimore City Zoning Code.

9 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
10 Mayor and City Council approves the application of Hale/KSI, LLC, for designation of the area
11 consisting of the properties known as 820 Oldham Street, 4526 O'Donnell Street, 4600
12 O'Donnell Street, 4618 O'Donnell Street, 4620 O'Donnell Street, 4622 O'Donnell Street, 4624
13 O'Donnell Street, 4500 Fait Avenue, 4700 Fait Avenue, and 4601 Foster Avenue, together with
14 the adjoining roads, highways, alleys, rights-of-way, and similar property consisting of 17.90
15 acres, more or less, as outlined on the accompanying Development Plan entitled "Greektown
16 Redevelopment - Planned Unit Development", consisting of Sheet 1, "Existing Conditions",
17 dated November 28, 2005, and Sheet 2, "Development Plan", dated November 28, 2005, as a
18 Residential Planned Development under Title 9, Subtitles 1 and 2 of the Baltimore City Zoning
19 Code.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Development Plan submitted by the
21 Applicant, entitled "Greektown Redevelopment", is approved.

22 **SECTION 3. AND BE IT FURTHER ORDAINED,** That the following uses are permitted in
23 Section A, as depicted on the Development Plan, of the Planned Unit Development:

24 (a) all permitted, accessory, and conditional uses as allowed in the R-8 Zoning District;
25 and

26 (b) a maximum of 1,300 dwelling units.

27 **SECTION 4. AND BE IT FURTHER ORDAINED,** That the following uses are permitted in
28 Section B of the Planned Unit Development, as depicted on the Development Plan:

29 Automatic teller machines; bakeries; banks; barber shops; beauty shops; coffee shops;
30 delicatessens; drive-ins - including pick up drives with window service - accessory to a
31 bakery, coffee shop, delicatessen, or restaurant; drug stores and pharmacies; dry cleaners
32 and laundries - receiving station, processing done elsewhere; food stores and grocery
33 stores; offices - business, governmental and professional; outdoor table service accessory
34 to a bakery, coffee shop, delicatessen, or restaurant; prepared food delivery services; and
35 restaurants.

36 **SECTION 5. AND BE IT FURTHER ORDAINED,** That the aggregate gross floor area for all
37 buildings and uses in the Planned Unit Development may not exceed 1,457,636 square feet.

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

1 **SECTION 7. AND BE IT FURTHER ORDAINED,** That the Planning Department may decide
2 what constitutes minor or major modifications to the Plan. Minor modifications require approval
3 by the Planning Commission. Major modifications require approval by Ordinance.

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

12 **SECTION 9. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
13 after the date it is enacted.