

**CITY OF BALTIMORE
COUNCIL BILL 08-0224
(First Reader)**

Introduced by: Councilmember Reisinger

At the request of: Hollinswood Park Associates

Address: c/o Sebastian A. Cross, 600 Washington Avenue, Suite 200, Towson, Maryland 21204

Telephone: 410-821-0070

Introduced and read first time: October 27, 2008

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 Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Designation – Hollinswood Plaza**

3 FOR the purpose of approving the application of Hollinswood Park Associates, owner of the
4 Hollinswood Plaza located at 2111-2163 Patapsco Avenue, to have a portion of that property
5 designated a Business Planned Unit Development; and approving the Development Plan
6 submitted by the applicant.

7 BY authority of

8 Article - Zoning

9 Title 9, Subtitles 1 and 4

10 Baltimore City Revised Code

11 (Edition 2000)

12 **Recitals**

13 Hollinswood Park Associates is the owner of property known as the Hollinswood Plaza
14 located at 2111-2163 Patapsco Avenue, consisting of 13.88 acres, more or less.

15 The owner proposes a Planned Unit Development designation for 3.25 acres, more or less,
16 within Hollinswood Plaza in the area of the property located near Hollins Ferry Road and
17 Patapsco Avenue.

18 On August 22, 2008, representatives of Hollinswood Park Associates met with the
19 Department of Planning for a preliminary conference, to explain the scope and nature of existing
20 and proposed development on the property and to institute proceedings to have the property
21 designated a Business Planned Unit Development.

22 The representatives of Hollinswood Park Associates have now applied to the Baltimore City
23 Council for designation of the property as a Business Planned Unit Development, and they have

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

Council Bill 08-0224

1 submitted a Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 4
2 of the Baltimore City Zoning Code.

3 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
4 Mayor and City Council approves the application of Hollinswood Park Associates, owner of
5 Hollinswood Plaza located at 2111-2163 Patapsco Avenue consisting of approximately 13.88
6 acres, to designate approximately 3.25 acres of the property, in the area of the property located
7 near Hollins Ferry Road and Patapsco Avenue, as outlined on the accompanying Development
8 Plan entitled “Hollinswood Plaza”, dated October 14, 2008, a Business Planned Development
9 under Title 9, Subtitles 1 and 4 of the Baltimore City Zoning Code.

10 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Development Plan submitted by
11 Hollinswood Park Associates, consisting of Sheet 1, “Existing Conditions Plan”, dated October
12 14, 2008, Sheet 2, “Site Plan”, dated October 14, 2008, Sheet 3, “Landscape Plan”, dated
13 October 14, 2008, and Sheet 4, “Elevations”, dated October 14, 2008, is approved.

14 **SECTION 3. AND BE IT FURTHER ORDAINED,** That in accordance with the provisions of Title
15 9, Subtitles 1 and 4, the following uses are permitted within the Business Planned Unit
16 Development:

17 (a) All uses allowed as permitted, accessory, or by conditional use in the B-2 Zoning
18 District.

19 (b) In addition, the following uses will be allowed:

20 (1) Pharmacy: drive-in

21 (2) Restaurant: drive-in

22 **SECTION 4. AND BE IT FURTHER ORDAINED,** That the maximum height of the building on
23 the property and the floor area requirements shall be as set forth on Sheet 2 of the Development
24 Plan.

25 **SECTION 5. AND BE IT FURTHER ORDAINED,** That all plans for the construction of
26 permanent improvements on the property within the Planned Unit Development must be
27 reviewed by the Planning Commission to ensure that the plans are consistent with the
28 Development Plan and this Ordinance. Final design approval shall be granted to the Planning
29 Commission.

30 **SECTION 6. AND BE IT FURTHER ORDAINED,** That the Planning Department may determine
31 what constitutes minor or major modifications to the Plan. Minor modifications require approval
32 by the Planning Commission. Major modifications require approval by Ordinance.

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

Council Bill 08-0224

1 **SECTION 8. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
2 after the date it is enacted.