

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 17-0049

Introduced by: Councilmember Schleifer

At the request of: ~~Blue Ocean Realty~~ Overlook Sub 1 LLC and Overlook Sub 2 LLC

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Introduced and read first time: April 3, 2017

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable with amendments

Council action: Adopted

Read second time: June 12, 2017

AN ORDINANCE CONCERNING

1 Planned Unit Development – Designation – Overlook at Roland Park

2 FOR the purpose of approving the application of ~~Blue Ocean Realty~~ Overlook Sub 1 LLC and
3 Overlook Sub 2 LLC, contract purchaser of certain property located at Ward 27, Section 15,
4 Block 4820E, Lot 021, to have the R-6 zoned portion of that property designated a
5 Residential Planned Unit Development; and approving the Development Plan submitted by
6 the applicant.

7 BY authority of

8 Article - Zoning

9 Title 9, Subtitles 1 and 2

10 Baltimore City Revised Code

11 (Edition 2000)

12 Recitals

13 ~~Blue Ocean Realty~~ Overlook Sub 1 LLC and Overlook Sub 2 LLC is the contract purchaser
14 of property located at Ward 27, Section 15, Block 4820E, Lot 021.

15 ~~Blue Ocean Realty~~ Overlook Sub 1 LLC and Overlook Sub 2 LLC proposes to develop a
16 single multi-family dwelling, consisting of ~~132~~ 148 dwelling units.

17 On March 27, 2017, representatives of ~~Blue Ocean Realty~~ Overlook Sub 1 LLC and
18 Overlook Sub 2 LLC met with the Department of Planning for a preliminary conference, to
19 explain the scope and nature of existing and proposed development on the property and to
20 institute proceedings to have the property designated a Residential Planned Unit Development.

21 The representatives of ~~Blue Ocean Realty~~ Overlook Sub 1 LLC and Overlook Sub 2 LLC
22 have now applied to the Baltimore City Council for designation of the property as a Residential

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

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1 Planned Unit Development, and they have submitted a Development Plan intended to satisfy the
2 requirements of Title 9, Subtitles 1 and 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 ~~Blue Ocean Realty~~ Overlook Sub 1 LLC and
5 Overlook Sub 2 LLC, contract purchaser of the property located at Ward 27, Section 15, Block
6 4820E, Lot 021, as outlined on the accompanying Development Plan entitled “Overlook at
7 Roland Park”, dated March 27, 2017, to designate the property a Residential Planned
8 Development under Title 9, Subtitles 1 and 2 of the Baltimore City Zoning Code.

9 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Development Plan submitted by the
10 applicant, consisting of the following Exhibit Sheets, is approved:

11 Sheet 1, “Existing Conditions Plan”, dated ~~March 27~~ June 2, 2017;

12 Sheet 2, “Proposed Site Plan”, dated ~~March 27~~ June 2, 2017;

13 Sheet 3, “Exterior Elevations”, dated ~~March 27~~ June 2, 2017; and

14 Sheet 4, “Proposed Landscape Plan”, dated ~~March 27~~ June 2, 2017; ;

15 Sheet 5, “Covenants”, dated June 2, 2017;

16 Sheet 6, “Covenants”, dated June 2, 2017;

17 Sheet 7, “Covenants”, dated June 2, 2017;

18 Sheet 8, “Covenants”, dated June 2, 2017;

19 Sheet 9, “Covenants”, dated June 2, 2017;

20 Sheet 10, “Covenants”, dated June 2, 2017;

21 Sheet 11, “Covenants”, dated June 2, 2017;

22 Sheet 12, “Covenants”, dated June 2, 2017; and

23 Sheet 13, “Covenants”, dated June 2, 2017.

24 **SECTION 3. AND BE IT FURTHER ORDAINED,** That in accordance with the provisions of Title
25 9, Subtitles 1 and 2, the following use is allowed within the Planned Unit Development:

26 A single multiple-family dwelling unit consisting of ~~132~~ 148 dwelling units.

27 **SECTION 4. AND BE IT FURTHER ORDAINED,** That off-street parking spaces must be provided
28 at a minimum of 1 space per dwelling unit.

29 **SECTION 5. AND BE IT FURTHER ORDAINED,** That Final Design approval will be required by
30 the Planning Commission.

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

7 **SECTION 8. AND BE IT FURTHER ORDAINED**, That the contract purchaser has entered into a
8 Traffic Mitigation Agreement with the Department of Transportation that is as follows:

9 As a condition for the issuance of the building permit, the applicant must pay to the
10 Department of Transportation \$18,000 for pedestrian and transit rider improvements at
11 the intersection of Falls Road and Northern Parkway. Subject to the approval by the
12 Board of Estimates, these funds shall be used in the area generally bounded by Northern
13 Parkway and Falls Road along the street frontage of the proposed development, except to
14 the extent that the Director of Transportation, or the Board of Estimates, determines that a
15 broader traversed area is required to balance the overall transportation network.

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

24 **SECTION 10 9. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th
25 day after the date it is enacted.

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Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City