

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 06-0469

Introduced by: Councilmember Holton
At the request of: 5205-5241, LLC
Address: c/o AB Associates, One South Calvert Street, Suite 1150, Baltimore, Maryland 21202
Telephone: 410-547-6900
Introduced and read first time: July 10, 2006
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: March 12, 2007

AN ORDINANCE CONCERNING

1 Planned Unit Development – Amendment – Wyndholme Village

2 FOR the purpose of approving certain amendments to the Development Plan of the Wyndholme
3 Village Planned Unit Development.

4 BY authority of
5 Article - Zoning
6 Title 9, Subtitles 1 and 2
7 Baltimore City Revised Code
8 (Edition 2000)

9 Recitals

10 By Ordinance 96-092, the Mayor and City Council approved the application of Lancelotta
11 and Associates, Inc., to have certain property located at 5205 Frederick Avenue, consisting of
12 25.87 acres, more or less, designated as a Residential Planned Unit Development and approved
13 the Development Plan submitted by the applicant.

14 5205-5241, LLC, wishes to amend the Development Plan, as previously approved by the
15 Mayor and City Council, to permit the development of ~~213~~ a maximum of 285 dwelling units.

16 On May 11, 2006, representatives of 5205-5241, LLC, met with the Department of Planning
17 for a preliminary conference to explain the scope and nature of the proposed amendments to the
18 Development Plan.

19 The representatives of 5205-5241, LLC, have now applied to the Baltimore City Council for
20 approval of these amendments, and they have submitted amendments to the Development Plan
21 intended to satisfy the requirements of Title 9, Subtitles 1 and 2 of the Baltimore City Zoning
22 Code.

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 **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 1, “Existing
4 Conditions”, dated June 30, 2006, Sheet 2, “Site Plan”, dated June 30, 2006, Sheet 3,
5 “Landscape Schematic”, dated June 30, 2006, and Sheet 4, “Site Sections/Prototypical
6 Architectural Elevations”, dated June 30, 2006 Sheet 1, “Cover Sheet”, dated November 2, 2006,
7 Sheet 2, “Existing Conditions”, dated June 30, 2006, Sheet 3, “Proposed Development Plan”,
8 dated November 2, 2006, Sheet 4, “Dimensioned Site Plan”, dated November 2, 2006, Sheet 5,
9 “Proposed Site Circulation & Slope Plan”, dated October 31, 2006, Sheet 6, “Site Sections”,
10 dated November 2, 2006, Sheet 7, “Site Amenities Plan”, dated October 31, 2006, Sheet 8,
11 “Landscape Plan”, dated October 31, 2006, Sheet 9, “Forest Conservation Plan”, dated
12 November 2, 2006, and Sheet 10, “Schematic Architecture Plan”, dated November 2, 2006.

13 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the applicant must provide an approved
14 secondary emergency access route to and through the project site.

15 (a) When providing paving and grading for the emergency access road, the applicant
16 must take special care not to impact specimen trees. If the trees are damaged, they
17 must be replaced.

18 (b) The paving of the emergency access road must be done in a manner that is
19 environmentally compatible with the surrounding conservation easement property.

20 (c) The emergency access road must be gated and locked and only used for emergency
21 purposes.

22 (d) All improvements to the emergency access road will be paid for by the developer.

23 **SECTION 2 3. AND BE IT FURTHER ORDAINED**, That all plans for the construction of
24 permanent improvements on the property are subject to final design approval by the Planning
25 Commission to insure that the plans are consistent with the Development Plan and this
26 Ordinance.

27 **SECTION 3 4. AND BE IT FURTHER ORDAINED**, That the Planning Department may determine
28 what constitutes minor or major modifications to the Plan. Minor modifications require approval
29 by the Planning Commission. Major modifications require approval by Ordinance.

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

39 **SECTION 5 6. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th
40 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 His Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City