

Council Bill 11-0763

1 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
2 Mayor and City Council approves the application of FRP Hollander 95, LLC, which is the owner
3 of certain properties known as Block 6220, Lots 34, 35, 36, 37, 38, 39, 40, 41, and 42, consisting
4 of 43.456 acres, more or less, as outlined on the accompanying Development Plan entitled
5 “Hollander 95 Business Park”, consisting of Sheet 1, “Existing Conditions Plan”, dated ~~August~~
6 ~~8, 2011, Sheet 2, “Master Plan”, dated August 8, 2011, and Sheet 3, “Illustrative Conceptual~~
7 ~~Build Out Plans”, dated August 8~~ September 16, 2011, and Sheet 2, “Illustrative Conceptual
8 ~~Master Plans”, dated September 16, 2011,~~ to designate the Property an Industrial Planned Unit
9 Development under Title 9, Subtitles 1 and 5 of the Baltimore City Zoning Code.

10 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Development Plan submitted by the
11 applicant is approved.

12 **SECTION 3. AND BE IT FURTHER ORDAINED,** That in accordance with the provisions of Title
13 9, Subtitles 1 and 5, the following uses are permitted in all areas within the Planned Unit
14 Development:

- 15 (1) all permitted, accessory, and conditional uses as allowed in the M-1 Zoning District
- 16 (2) other storage uses as permitted under § 7-406(82) of the Zoning Code
- 17 (3) arts - industrial
- 18 (4) banquet hall
- 19 (5) broadcasting station (TV or radio)
- 20 (6) daycare center, adult or child
- 21 (7) drive-through facility
- 22 (8) community based alternative energy
- 23 (9) financial institution
- 24 (10) medical/dental clinic
- 25 (11) office
- 26 (12) personal services establishment
- 27 (13) restaurant
- 28 (14) retail goods establishment - no alcohol sales.

29 **SECTION 4. AND BE IT FURTHER ORDAINED,** That the following additional use is permitted
30 only in ~~Area C~~ on Lots 35 and 36:

- 31 (1) hotel/motel.

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1 **SECTION 5. AND BE IT FURTHER ORDAINED**, That the following use is prohibited within the
2 Planned Unit Development:

3 (1) dwellings.

4 **SECTION 6. AND BE IT FURTHER ORDAINED**, That when reviewing plans for final design
5 approval, the Planning Commission may take into consideration proposed uses that have
6 different peak parking characteristics that complement each other, so that the parking spaces
7 provided may reasonably be shared by proposed uses, and an excess of parking is not provided by
8 strict cumulation of the parking requirements of the Zoning Code.

9 **SECTION 7. AND BE IT FURTHER ORDAINED**, That all plans for the construction of permanent
10 improvements on the Property within the PUD must be reviewed by the Planning Commission
11 and are subject to final design approval by the Planning Commission to insure that the plans are
12 consistent with the Development Plan and this Ordinance.

13 **SECTION 8. AND BE IT FURTHER ORDAINED**, That the Planning Commission may determine
14 what constitutes minor or major modifications of the Plan. Minor modifications require approval
15 by the Planning Commission. Major modifications require approval by Ordinance.

16 **SECTION 9. 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. 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