

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 13-0210

Introduced by: Councilmember Cole
At the request of: 301 East Lombard Development, LLC
Address: c/o Jon Dooley, Managing Director, 15601 Dallas Parkway, Suite 600, Addison,
Texas 75001
Telephone: 469-341-2355
Introduced and read first time: April 8, 2013
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: July 15, 2013

AN ORDINANCE CONCERNING

**Zoning – Parking Lot District – 301 East Lombard Street
(aka 300 East Pratt Street)**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of an open off-street parking area on the property known as 301 East Lombard Street (aka 300 East Pratt Street), as outlined in red on the accompanying plat.

BY authority of
Article - Zoning
Section(s) 6-609(1), 10-504, and 16-102
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the establishment, maintenance, and operation of an open off-street parking area on the property known as 301 East Lombard Street (aka 300 East Pratt Street), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 6-609(1), 10-504, and 16-102, subject to the following conditions:

- ~~1. The site plan is made a part of this Ordinance.~~
1. The owner will implement the site plan dated July 8, 2013 and approved by the Site Plan Review Committee on July 9, 2013, which is made a part of this Ordinance.
- ~~2. The requirements of the Department of Planning, including those for landscaping and lighting, must shown on the site plan will be implemented and maintained.~~
3. The parking area must comply with all applicable federal, state, and local licensing and certification requirements.

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 2. AND BE IT FURTHER ORDAINED,** That the permission granted by this Ordinance
2 applies for 4 years from the date that this Ordinance becomes effective; and, at the end of that
3 period, with no further action by the Mayor and City Council, this permission will be abrogated
4 and of no further effect. If development commences on the property within the 4 year period, the
5 owner may apply for one 2-year extension of the permission, provided that the extension meets
6 the approval of the Director of Planning. If bona fide efforts have been made to develop the
7 property, as determined in the reasonable judgment of the Director of Planning, the property
8 owner shall be entitled to a 2-year extension of this permission to be conclusively evidenced by a
9 letter from the Director of Planning.

10 **SECTION 3. AND BE IT FURTHER ORDAINED,** That the Planning Commission shall have the
11 authority to approve a substitute plan for the plan attached hereto, after public notice and hearing,
12 which plan shall become a part of this Ordinance.

13 **SECTION 3 4. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
14 accompanying plat and in order to give notice to the agencies that administer the City Zoning
15 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
16 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
17 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
18 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
19 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
20 the Zoning Administrator.

21 **SECTION 4 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th
22 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