

**CITY OF BALTIMORE
COUNCIL BILL 05-0229
(First Reader)**

Introduced by: Councilmembers Spector, D’Adamo, President Dixon, Councilmembers
Rawlings Blake, Holton, Harris, Conaway, Curran

At the request of: The Chimes

Address: c/o Alfred W. Barry, III, AB ASSOCIATES, One South Calvert Street, Suite 1150,
Baltimore, Maryland 21202

Telephone: 410-547-6900

Introduced and read first time: July 11, 2005

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning
Appeals, Planning Commission, Department of Housing and Community Development,
Department of Public Works, Fire Department, Baltimore City Parking Authority, Department of
Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Designation – Chimes School**

3 FOR the purpose of approving the application of The Chimes, owner of certain property located
4 at 4815 Seton Drive, to have that property designated an Industrial Planned Unit
5 Development; and approving the Development Plan submitted by the applicant.

6 BY authority of

7 Article - Zoning

8 Title 9, Subtitles 1 and 5

9 Baltimore City Revised Code

10 (Edition 2000)

11 **Recitals**

12 The Chimes is the fee simple owner of property located at 4815 Seton Drive, consisting of
13 3.868 acres, more or less.

14 The owner proposes to develop a new 30,000 square-foot school as part of The Chimes
15 campus in the Seton Business Park.

16 On July 6, 2005, representatives of The Chimes met with the Department of Planning for a
17 preliminary conference, to explain the scope and nature of existing and proposed development
18 on the property and to institute proceedings to have the property designated an Industrial
19 Planned Unit Development.

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

1 The representatives of The Chimes have now applied to the Baltimore City Council for
2 designation of the property as an Industrial Planned Unit Development, and they have submitted
3 a Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 5 of the
4 Baltimore City Zoning Code.

5 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
6 Mayor and City Council approves the application of The Chimes, fee simple owner of the
7 property located at 4815 Seton Drive, consisting of 3.868 acres, more or less, as outlined on the
8 accompanying Development Plan entitled “Chimes School”, consisting of Sheet 1, “Existing
9 Conditions Plan”, dated June 27, 2005, Sheet 2, “Site Plan”, dated June 27, 2005, and Sheet 3,
10 “Architectural Elevations”, dated June 27, 2005, to designate the property an Industrial Planned
11 Unit Development under Title 9, Subtitles 1 and 5 of the Baltimore City Zoning Code.

12 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Development Plan submitted by The
13 Chimes is approved.

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

18 **SECTION 4. AND BE IT FURTHER ORDAINED,** That the Planning Commission may determine
19 what constitutes minor or major modifications to the Plan. Minor modifications require approval
20 by the Planning Commission. Major modifications require approval by Ordinance.

21 **SECTION 5. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
22 accompanying Development Plan and in order to give notice to the agencies that administer the
23 City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the
24 City Council shall sign the Development Plan; (ii) when the Mayor approves this Ordinance, the
25 Mayor shall sign the Development Plan; and (iii) the Director of Finance then shall transmit a
26 copy of this Ordinance and the Development Plan to the Board of Municipal and Zoning
27 Appeals, the Planning Commission, the Commissioner of Housing and Community
28 Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

29 **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
30 after the date it is enacted.