

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 19-0413

Introduced by: Councilmember Pinkett

At the request of: Terra Nova Ventures, LLC

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Introduced and read first time: July 22, 2019

Assigned to: Land Use Committee

Committee Report: Favorable with amendments

Council action: Adopted

Read second time: October 28, 2019

AN ORDINANCE CONCERNING

**Planned Unit Development – Amendment 2 –
Whitehall Cotton Mill**

FOR the purpose of approving certain amendments to the Development Plan of the Whitehall
Cotton Mill Planned Unit Development; and providing for a special effective date.

BY authority of

Article 32 - Zoning
Section 5-201(a) and Title 13
Baltimore City Revised Code
(Edition 2000)

Recitals

By Ordinance 14-193, as amended by Ordinance 16-457, the Mayor and City Council (i)
approved the application of Terra Nova Ventures, LLC to have certain property located at 3300
Clipper Mill Road, consisting of 5.267 acres, more or less, designated as an Industrial Planned
Unit Development and (ii) approved the Development Plan submitted by the applicant.

Terra Nova Ventures, LLC, wishes to amend the Development Plan, as previously approved
by the Mayor and City Council, to modify the uses allowed in the Planned Unit Development.

On June 4, 2019, representatives of Terra Nova Ventures, LLC, met with the Department of
Planning for a preliminary conference to explain the scope and nature of the proposed
amendments to the Development Plan.

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 The representatives of Terra Nova Ventures, LLC, have now applied to the Baltimore City
2 Council for approval of these amendments, and they have submitted amendments to the
3 Development Plan intended to satisfy the requirements of Baltimore City Code Article 32 -
4 Zoning § 5-201(a) and Title 13.

5 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
6 Section 3 of Ordinance 14-193 is hereby amended to read as follows:

7 SECTION 3. AND BE IT FURTHER ORDAINED, That in accordance with the
8 provisions of Title 9, Subtitle 1 and 5 the following uses are permitted in the
9 Planned Unit Development:

10 ...
11 (d) In accordance with § 9-503 of the Baltimore City Zoning Code,
12 the following B-1, B-2, and B-3 uses are allowed:

13 ...
14 (2) Outdoor table service accessory to a restaurant or tavern
15 is [subject to Board of Municipal and Zoning Appeals
16 approval] PERMITTED.

17 ...
18 (E) ~~BANQUET HALLS.~~ ONE BANQUET HALL, SUBJECT TO THE FOLLOWING
19 CONDITIONS:

20 (1) THE BANQUET HALL SHALL BE LOCATED ON THE
21 GROUND LEVEL AND SHALL NOT EXCEED 7,000 SQUARE
22 FEET.

23 (2) TO THE EXTENT NECESSARY TO ACCOMMODATE GUESTS,
24 CONTRACT USERS OF THE BANQUET HALL, SUCH AS
25 WEDDINGS, WILL BE REQUIRED TO USE THE OWNER'S
26 DEDICATED VALET PARKING COMPANY, INCLUDING THE
27 USE OF SHUTTLE BUSES AS DEEMED NECESSARY.

28 (3) TO THE EXTENT REASONABLY PRACTICABLE, ONLY ONE
29 VALET PARKING SERVICE SHALL OPERATE AT THE
30 PROPERTY.

31 (4) THE OWNER SHALL CONTRACT WITH THE OWNER OF A
32 PROPERTY IN CLOSE PROXIMITY TO THE PROPERTY FOR
33 THE PARKING OF CARS.

34 (5) THE OWNER SHALL ENGAGE A MANAGER FOR
35 COORDINATION OF EVENTS AT THE BANQUET HALL,
36 INCLUDING HAVING A PERSON ON SITE FOR EACH EVENT.

37 (F) [(e)] Subject to the approval of the Board of Liquor License
38 Commissioners for Baltimore City, a maximum of one
39 Class B restaurant alcoholic beverage license [and], one
40 Class B [tavern] MARKETPLACE alcoholic beverage license,
41 AND ONE CLASS BD7 OR ~~CLASS D~~ CLASS A BEER AND WINE
42 ALCOHOLIC BEVERAGE LICENSE shall be permitted.

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1 **SECTION 2. AND BE IT FURTHER ORDAINED**, That Section 5 of Ordinance 14-193 is hereby
2 amended to read as follows:

3 SECTION 5. AND BE IT FURTHER ORDAINED, That the off-street parking
4 requirements for the Planned Unit Development are as follows, with the
5 consideration that the parking will be considered shared parking and used
6 primarily by office and retail tenants during the day and primarily by residential
7 and retail tenants at night and on week ends.

8

9 (G) THE FOREGOING OFF-STREET PARKING REQUIREMENTS DO NOT
10 APPLY TO THE BANQUET HALL, WHICH IS GOVERNED BY THE
11 SPECIFIC VALET PARKING REQUIREMENTS, AS DESCRIBED IN
12 SECTION 3(E).

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

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

26 **SECTION 5 4. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect when it is
27 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