## CITY OF BALTIMORE ORDINANCE \_\_\_\_\_ Council Bill 14-0439

Introduced by: Councilmembers Kraft, Scott At the request of: Binnacle Corporation

Address: c/o Caroline L. Hecker, Esquire, 25 South Charles Street, 21st Floor, Baltimore,

Maryland 21201 Telephone: 410-727-6600

Introduced and read first time: September 22, 2014
Assigned to: Land Use and Transportation Committee

Committee Report: Favorable with amendments

Council action: Adopted

Read second time: April 27, 2015

## AN ORDINANCE CONCERNING

1 2	Planned Unit Development – Amendment 1 – Greektown Redevelopment	
3 4	FOR the purpose of approving certain amendments to the Development Plan of the Greektown Redevelopment Planned Unit Development.	
5	By authority of	
6	Article - Zoning	
7	Title 9, Subtitles 1 and 2	
8	Baltimore City Revised Code	
9	(Edition 2000)	
10	Recitals	
11	By Ordinance 06-192, the Mayor and City Council (i) approved the application of Hale/KSI,	
12	LLC and Fait Avenue, LLC to have certain properties known as 820 Oldham Street, 4601 Foster	
13	Avenue, 4700 Fait Avenue, 4526 O'Donnell Street, 4600 O'Donnell Street, 4618 O'Donnell	
14	Street, 4620 O'Donnell Street, 4622 O'Donnell Street, 4624 O'Donnell Street, and 4500 Fait	
15	Street (collectively, the "Property"), designated as a Residential Planned Unit Development and	
16	(ii) approved the Development Plan submitted by the applicant.	
17	Binnacle Corporation (the "Applicant"), the contract purchaser of 4600 O'Donnell Street,	
18	4618 O'Donnell Street, 4620 O'Donnell Street, 4622 O'Donnell Street, and 4624 O'Donnell	
19	Street, wishes to amend the Development Plan, as previously approved by the Mayor and City	
20	Council, to modify the uses permitted in the Planned Unit Development.	
21	On August 14, 2014, representatives of the Applicant met with the Department of Planning	
22	for a preliminary conference to explain the scope and nature of the proposed amendments to the	
23	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 2 3 4	The representatives of the Applicant have now applied to the Baltimore City Council for approval of these amendments, and they have submitted amendments to the Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 2 of the Baltimore City Zoning Code.
5 6	<b>SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE</b> , That Section 4 of Ordinance 06-192 is amended as follows:
7 8 9	SECTION 4. AND BE IT FURTHER ORDAINED, That all permitted and conditional uses of O-R, B-1, and B-2 districts are permitted in Section B of the Planned Unit Development, as depicted on the Development Plan, with the exception of:
10 11 12 13	Dwellings; apartment hotels; rooming houses; foster homes; fraternity and sorority houses; convalescent, nursing, and rest homes; housing for the elderly; homes for non-bedridden alcoholics or homeless persons; <u>LIVE ENTERTAINMENT AND DANCING</u> .
14 15	The following additional use is permitted in Section B of the Planned Unit Development:
16	1 RESTAURANT: DRIVE-IN (INCLUDING WINDOW SERVICE).
17 18 19	<b>SECTION 2. AND BE IT FURTHER ORDAINED</b> , That all plans for the construction of permanen improvements on the property are subject to final design approval by the Planning Commission to insure that the plans are consistent with the Development Plan and this Ordinance.
20 21 22 23 24 25 26 27 28	<b>SECTION 3. AND BE IT FURTHER ORDAINED</b> , That as evidence of the authenticity of the accompanying amended Development Plan and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the amended Development Plan; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the amended Development Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.
29 30	<b>SECTION 4. AND BE IT FURTHER ORDAINED</b> , That this Ordinance takes effect on the 30 <sup>th</sup> 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, 20	
	Chief Clerk
Approved this day of	
_	Mayor, Baltimore City