

**CITY OF BALTIMORE  
COUNCIL BILL 16-0750  
(First Reader)**

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Introduced by: Councilmember Spector

At the request of: Washingtonville Limited Partnership

Address: c/o Samuel K. Himmelrich, Jr., 1340 Smith Avenue, Himmelrich Associates, Suite  
200, Baltimore, Maryland 21209

Telephone: 410-779-1206

Introduced and read first time: September 12, 2016

Assigned to: Land Use and Transportation Committee

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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 Development Corporation, Baltimore  
City Parking Authority Board, Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment – Mt. Washington Mill**

3 FOR the purpose of approving certain amendments to the Development Plan of the Mt.  
4 Washington Mill Planned Unit Development.

5 BY authority of

6 Article - Zoning

7 Title 9, Subtitles 1 and 5

8 Baltimore City Revised Code

9 (Edition 2000)

10 **Recitals**

11 By Ordinance 08-97, the Mayor and City Council (i) approved the application of  
12 Washingtonville Limited Partnership to have certain property located at 1330-1340 Smith  
13 Avenue and a portion of Lot 2 of Ward 27, Section 15, Block 4660, consisting of 6.0906 acres,  
14 more or less, designated as an Industrial Planned Unit Development and (ii) approved the  
15 Development Plan submitted by the applicant.

16 The applicant wishes to amend the Development Plan, as previously approved by the Mayor  
17 and City Council, to permit additional uses in the Planned Unit Development.

18 On August 25, 2016, representatives of the applicant met with the Department of Planning  
19 for a preliminary conference to explain the scope and nature of the proposed amendments to the  
20 Development Plan.

21 The representatives of the applicant have now applied to the Baltimore City Council for  
22 approval of these amendments, and they have submitted amendments to the Development Plan

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

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1 intended to satisfy the requirements of Title 9, Subtitles 1 and 5 of the Baltimore City Zoning  
2 Code.

3 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
4 Mayor and City Council approves the amendments to the Development Plan submitted by the  
5 Developer, as attached to and made part of this Ordinance, including Sheet 3, “Development Plan  
6 - General”, dated August 25, 2016.

7 **SECTION 2. AND BE IT FURTHER ORDAINED,** That Section 4(b) of Ordinance 08-97 is  
8 amended to read as follows:

9 SECTION 4. AND BE IT FURTHER ORDAINED, That in accordance with Title 9,  
10 Subtitles 1 and 5 of the Baltimore City Zoning Code, the following uses are  
11 permitted within the Planned Unit Development:

12 . . . .

13 (b) The following additional uses are specifically permitted in the  
14 Planned Unit Development:

15 Bakeries - including the sale of bakery products to  
16 restaurants, clubs, and similar establishments; 1  
17 BANQUET HALL AND CATERING ESTABLISHMENT:  
18 FOOD; open off-street parking areas, other than  
19 accessory, for the parking of 4 or more motor  
20 vehicles; outdoor table service when accessory to a  
21 restaurant or any permitted use; schools:  
22 commercial and trade.

23 . . . .

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

27 **SECTION 4. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
28 accompanying amended Development Plan and in order to give notice to the agencies that  
29 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the  
30 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor  
31 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the  
32 Director of Finance then shall transmit a copy of this Ordinance and the amended Development  
33 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the  
34 Commissioner of Housing and Community Development, the Supervisor of Assessments for  
35 Baltimore City, and the Zoning Administrator.

36 **SECTION 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
37 after the date it is enacted.