

**CITY OF BALTIMORE  
COUNCIL BILL 08-0110  
(First Reader)**

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Introduced by: Councilmember Cole

At the request of: RWN Development Group, LLC

Address: c/o Richard Rubin, One South Street, 27<sup>th</sup> Floor, Baltimore, Maryland 21202

Telephone: 410-332-8509

Introduced and read first time: April 28, 2008

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 – Designation – Guilford/Holliday Towers**

3 FOR the purpose of approving the application of RWN Development Group, LLC, its affiliates  
4 and assigns, who are either the developer, contract purchaser, potential owner, or owner of  
5 certain properties known as 211 East Pleasant Street (a/k/a 320 Guilford Avenue), 310-318  
6 Guilford Avenue, 222 East Saratoga Street, 407 East Saratoga Street, 231-233 Holliday  
7 Street, 235-239 Holliday Street, and 154, 158, 160, 162, and 164 North Gay Street  
8 (collectively referred to as “the Property”), to have the Property designated a Business  
9 Planned Unit Development; and approving the Development Plan submitted by the applicant.

10 BY authority of

11 Article - Zoning

12 Title 9, Subtitles 1 and 4

13 Baltimore City Revised Code

14 (Edition 2000)

15 **Recitals**

16 RWN Development Group, LLC, its affiliates and assigns, are either the developer, contract  
17 purchaser, potential owner, or owner of certain properties known as 211 East Pleasant Street  
18 (a/k/a 320 Guilford Avenue), 310-318 Guilford Avenue, 222 East Saratoga Street, 407 East  
19 Saratoga Street, 231-233 Holliday Street, 235-239 Holliday Street, and 154, 158, 160, 162, and  
20 164 North Gay Street (collectively referred to as “the Property”), consisting of 4.232 acres, more  
21 or less.

22 The owner proposes to have the Property designated a Business Planned Unit Development.

23 On April 16, 2008, representatives of RWN Development Group, LLC, met with the  
24 Department of Planning for a preliminary conference, to explain the scope and nature of existing

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

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1 and proposed development on the Property and to institute proceedings to have the Property  
2 designated a Business Planned Unit Development.

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

7 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
8 Mayor and City Council approves the application of RWN Development Group, LLC, its  
9 affiliates and assigns, who are either the developer, contract purchaser, potential owner, or owner  
10 of certain properties known as 211 East Pleasant Street (a/k/a 320 Guilford Avenue), 310-318  
11 Guilford Avenue, 222 East Saratoga Street, 407 East Saratoga Street, 231-233 Holliday Street,  
12 235-239 Holliday Street, and 154, 158, 160, 162, and 164 North Gay Street (collectively referred  
13 to as “the Property”), consisting of 4.232 acres, more or less, as outlined on the accompanying  
14 Development Plan entitled “Guilford/Holliday Towers Planned Unit Development”, consisting  
15 of Sheet 1, “Existing Conditions”, dated April 11, 2008, and Sheet 2, “Proposed Development  
16 Plan”, dated April 11, 2008, to designate the Property a Business Planned Development under  
17 Title 9, Subtitles 1 and 4 of the Baltimore City Zoning Code.

18 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Development Plan submitted by the  
19 applicant is approved.

20 **SECTION 3. AND BE IT FURTHER ORDAINED,** That the following uses are permitted in the  
21 Development Plan, subject to the following limitations:

- 22 (a) All permitted and accessory uses as allowed in the B-5 Zoning District and all  
23 conditional uses as allowed in the B-5 and B-4 Zoning Districts, unless otherwise  
24 prohibited in Section3(b) below.
- 25 (b) The following uses are not allowed as principal or accessory uses in the Development  
26 Plan:  
27 Automobile glass and mirror shops; automobile painting shops; automobile seat cover  
28 and convertible top establishments; bus and transit passenger stations and terminals;  
29 carpet and rug cleaning establishments; check cashing agencies; community  
30 corrections centers; feed stores, highway maintenance shops and yards; homes for the  
31 rehabilitation of non-bedridden alcoholics and for the care and custody of homeless  
32 persons; parole and probation field offices; peep-show establishments; poultry and  
33 rabbit killing establishments; fraternity and sorority houses off campus; undertaking  
34 establishments and funeral parlors.
- 35 (c) Existing general advertising signs may be maintained on the Property in the existing  
36 locations (as noted on Sheet 1, “Existing Conditions”) or relocated to other locations  
37 on the Property as may be approved by the Planning Commission.

38 **SECTION 4. AND BE IT FURTHER ORDAINED,** That there is no restriction on the aggregate  
39 number of dwelling units on the Property.

40 **SECTION 5. AND BE IT FURTHER ORDAINED,** That the area consisting of the Property,  
41 together with the adjoining highways, alleys rights-of-way, and other similar property, consisting

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1 of 4.232 acres, more or less, may have an aggregate floor area of up to 2,766,234.1 square feet,  
2 which floor area may be allocated among the Property in any manner.

3 **SECTION 6. AND BE IT FURTHER ORDAINED,** That all plans for the construction of  
4 permanent improvements on the Property are subject to final design approval by the Planning  
5 Commission to insure that the plans are consistent with the Development Plan and this  
6 Ordinance.

7 **SECTION 7. AND BE IT FURTHER ORDAINED,** That the Planning Department may determine  
8 what constitutes minor or major modifications to the Plan. Minor modifications require approval  
9 by the Planning Commission. Major modifications require approval by Ordinance.

10 **SECTION 8. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
11 accompanying Development Plan and in order to give notice to the agencies that administer the  
12 City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the  
13 City Council shall sign the Development Plan; (ii) when the Mayor approves this Ordinance, the  
14 Mayor shall sign the Development Plan; and (iii) the Director of Finance then shall transmit a  
15 copy of this Ordinance and the Development Plan to the Board of Municipal and Zoning  
16 Appeals, the Planning Commission, the Commissioner of Housing and Community  
17 Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

18 **SECTION 9. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
19 after the date it is enacted.