

**CITY OF BALTIMORE
COUNCIL BILL 16-0695
(First Reader)**

Introduced by: Councilmember Mosby

At the request of: New Shiloh Baptist Church, Incorporated

Address: c/o Michael C. Bainum, Senior Development Manager, Enterprise Homes, Inc., 312
North Martin Luther King, Jr., Boulevard, Suite 300, Baltimore, Maryland 21201

Telephone: 410-230-2128

Introduced and read first time: June 13, 2016

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment 1 – New Shiloh Baptist Church**

3 FOR the purpose of approving certain amendments to the Development Plan of the New Shiloh
4 Baptist Church Planned Unit Development; and conforming a reference.

5 BY authority of

6 Article - Zoning
7 Title 9, Subtitles 1 and 4
8 Baltimore City Revised Code
9 (Edition 2000)

10 **Recitals**

11 By Ordinance 99-533, the Mayor and City Council (i) approved the application of New
12 Shiloh Baptist Church, Incorporated, to have certain properties located at 2100 North Monroe
13 Street, 1915-1923 Windsor Avenue, 1910 Windsor Avenue, 1930 Windsor Avenue, 2200-2212
14 North Monroe Street, 2300 North Monroe Street, and 2030 Elgin Avenue, consisting of 8.194
15 acres, more or less, designated as a Business Planned Unit Development and (ii) approved the
16 Development Plan submitted by the applicant.

17 The applicant wishes to amend the Development Plan, as previously approved by the Mayor
18 and City Council, to allow multi-family residential dwellings, to allow the construction and use
19 of a multi-family apartment building, consisting of 73 units, and to make any other
20 modifications, as necessary to accomplish these objectives.

21 On May 4, 2016, representatives of the applicant met with the Department of Planning for a
22 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.

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1 The representatives of the applicant have now applied to the Baltimore City Council for
2 approval of these amendments, and they have submitted amendments to the Development Plan
3 intended to satisfy the requirements of Title 9, Subtitles 1 and 4 of the Baltimore City Zoning
4 Code.

5 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
6 Mayor and City Council approves the amendments to the Development Plan submitted by the
7 Developer, as attached to and made part of this Ordinance, including Sheet 1, “Existing
8 Conditions Plan”, dated May 16, 2016; Sheet 2, “Proposed Conditions Plan”, dated May 16,
9 2016; and Sheet 3, “Landscape Plan”, dated May 16, 2016, all of which supersede the exhibit
10 sheets referenced in Section 1 of the Planned Unit Development’s enabling Ordinance.

11 **SECTION 2. AND BE IT FURTHER ORDAINED,** That Section 3(a) of Ordinance 99-533 is
12 amended to read as follows:

13 SECTION 3. AND BE IT FURTHER ORDAINED, That the following uses are
14 allowed in the Planned Unit Development:

- 15 (a) only the following uses currently permitted in a B-3 Zoning
16 District [under Article 30, Chapter 6,] of the Baltimore City
17 ZONING Code as of the effective date of this Ordinance (all
18 retail uses shall be confined to the first floor of 1930 Windsor
19 Avenue, where each individual retail use may not exceed 1,250
20 square feet of space, and confined to the first floor of 2200-
21 2212 North Monroe Street, where each individual retail use
22 may not exceed 1,500 square feet of space): antique shops; art
23 and school supply stores; art needlework shops; automatic
24 banking terminals; bakeries - including the sale of bakery
25 products to restaurants, hotels, clubs, and other similar
26 establishments; banks and building and loan associations;
27 bicycle sales and repair stores; blueprinting and photostating
28 establishments; book and magazine stores and similar
29 establishments (Class A); business and office machine sales,
30 rental, and service; camera and photographic supply stores;
31 candy and ice cream stores; carry out food shops; catering
32 establishments, food; coin and philatelic stores;
33 communications systems - sales and service; computer centers;
34 data processing service; day nurseries, group day care centers,
35 and nursery schools; drug stores and pharmacies (excluding the
36 sale of alcoholic beverages and tobacco products); dry cleaning
37 and laundry receiving stations - processing done elsewhere;
38 DWELLINGS - MULTI-FAMILY; employment agencies; financial
39 institutions; florist shops; food commissaries; garden supply,
40 tool, and seed stores; gift and card shops; hobby shops; jewelry
41 stores - including watch repair; laboratories - medical and
42 dental; libraries and art galleries; medical and dental clinics;
43 multi-purpose neighborhood centers; musical instrument sales
44 and repair; novelty shops; offices - business, governmental, and
45 professional - but not including sales and bulk storage or

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1 merchandise on the premises; office supply stores; optician
2 sales; orthopedic and medical appliance stores; parks and
3 playgrounds; philanthropic and charitable institutions;
4 photocopying service; photographers; photographic printing
5 and developing establishments; physical culture and health
6 services -gymnasiums (but not reducing salons or public baths);
7 printing and publishing establishments - not more than 10
8 employees on the premises in addition to one owner or
9 manager; radio and television stations and studios; recording
10 studios; recreation buildings and community centers; religious
11 institutions (churches, temples, synagogues, convents,
12 seminaries, and monasteries); restaurants and lunch rooms
13 (excluding live entertainment, dancing, and the sale and use of
14 alcoholic beverages); schools - elementary and secondary;
15 schools and studios - music, dance and business; secretarial and
16 telephone answering services; shoe and hat repair stores;
17 sporting and athletic goods stores; stationary stores; tailor or
18 dressmaking shops, for custom work or repairs; toy stores;
19 trade schools (including automobile repair and service trade
20 schools); travel bureaus; variety stores; wearing apparel shops;
21 accessory radio and television antennas, but not including
22 microwave antennas (satellite dishes), and towers when less
23 than 25 feet above the building on which they are mounted;
24 accessory mounted microwave antennas (satellite dishes) when
25 4 feet or less in diameter if constructed on solid material and
26 projecting 6 feet or less from the building on which they are
27 mounted or 6 feet or less in diameter if constructed of
28 expanded aluminum mesh or wire screen and projecting 8 feet
29 or less from the building on which they are mounted, and
30 provided that the dish is attached to the rear half of the roof of
31 the principal building at least 5 feet beyond the center line of
32 the roof; and accessory microwave antennas (satellite dishes)
33 not exceeding 12 feet in diameter and located on the premises
34 of an elementary school, junior and senior high school, college,
35 university, library, church, temple, synagogue, seminary,
36 medical facility, or when located on the premises of housing for
37 the elderly or nursing home; and

38 . . .

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

42 **SECTION 4. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
43 accompanying amended Development Plan and in order to give notice to the agencies that
44 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the
45 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor
46 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the
47 Director of Finance then shall transmit a copy of this Ordinance and the amended Development
48 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the

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1 Commissioner of Housing and Community Development, the Supervisor of Assessments for
2 Baltimore City, and the Zoning Administrator.

3 **SECTION 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
4 after the date it is enacted.