

**CITY OF BALTIMORE
COUNCIL BILL 11-0788
(First Reader)**

Introduced by: Councilmember Kraft

At the request of: Holabird Manor, Inc.

Address: c/o Frank Scarfield, Sr., 7444 Holabird Avenue, Suite D, Baltimore, Maryland 21222

Telephone: 410-284-2200

Introduced and read first time: September 26, 2011

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 General Services, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation, Commission on Sustainability

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Designation – Holabird Manor Condominiums**

3 FOR the purpose of repealing the existing Planned Unit Development for Holabird Manor Senior
4 Retirement Community and approving a new Development Plan for the Holabird Manor
5 Condominiums Planned Unit Development.

6 BY authority of

7 Article - Zoning

8 Title 9, Subtitles 1 and 2

9 Baltimore City Revised Code

10 (Edition 2000)

11 **Recitals**

12 By Ordinance 98-320, the Mayor and City Council approved the application of Holabird
13 Manor Inc., to have the properties known as 1717-1726 Nome Street, 1708, 1710, and 1712
14 Dundalk Avenue, and 6613 Hartwait Street, consisting of approximately 3.829 acres, more or
15 less, designated a Residential Planned Unit Development and approved the Development Plan as
16 submitted by the applicant.

17 Holabird Manor, Inc., proposes to consolidate these properties and to include additional
18 property to develop a condominium project to be known as Holabird Manor Condominiums and
19 wishes to rescind Ordinance 98-320 and to replace the existing Development Plan with a new
20 one.

21 In February 2010, representatives of Holabird Manor, Inc., met with the Department of
22 Planning for a preliminary conference, to explain the scope and nature of existing and proposed
23 development on the property and to institute proceedings to have the property designated a
24 Residential Planned Unit Development.

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

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1 The representatives of Holabird Manor, Inc., have now applied to the Baltimore City Council
2 for designation of the property as a Residential Planned Unit Development, and they have
3 submitted a Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 2
4 of the Baltimore City Zoning Code.

5 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
6 Ordinance 98-320 is repealed.

7 **SECTION 2. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
8 Mayor and City Council approves the application of Holabird Manor, Inc., fee simple owner of
9 the property located at 1717-1726 Manor Avenue, 1708, 1710, 1714, and 1716 Dundalk Avenue,
10 6608 Holabird Avenue, and 6613 Hartwait Street, consisting of 5.35 acres, more or less, as
11 outlined on the accompanying Development Plan entitled “Holabird Manor Condominiums”,
12 dated August 18, 2011, consisting of Sheet C-1, “Plat of Consolidation”, dated June 20, 2008,
13 Sheet C-1, “Site Plan”, dated December 15, 2010, Sheet LS-1, “Landscape Plan”, dated
14 December 15, 2010, and Sheet LS-2, “Landscape Details”, dated June 4, 2010, to designate the
15 property a Residential Planned Unit Development under Title 9, Subtitles 1 and 2 of the
16 Baltimore City Zoning Code.

17 **SECTION 3. AND BE IT FURTHER ORDAINED,** That the Development Plan submitted by
18 Holabird Manor, Inc., is approved.

19 **SECTION 4. AND BE IT FURTHER ORDAINED,** That the following uses are permitted within
20 the Planned Unit Development:

21 (a) All permitted, accessory, and conditional uses as allowed in the R-5 and R-6 Zoning
22 Districts.

23 (b) Primary uses: Maximum

24 Housing for the elderly 57 units
25 Townhouse style units 23 units
26 Midrise units: non-senior 210 units

27 (c) Accessory uses: Maximum total square footage

28 Property Management offices Incl in Comm Space
29 Retail/Office Space 19,264 SF
30 Community Space(s) 5,660 SF

31 **SECTION 5. AND BE IT FURTHER ORDAINED,** That phasing of this project is not required to
32 be done in a specific order.

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

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1 **SECTION 7. AND BE IT FURTHER ORDAINED**, That the Planning Commission may determine
2 what constitutes minor or major modifications of the Plan. Minor modifications require approval
3 by the Planning Commission. Major modifications require approval by Ordinance.

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

12 **SECTION 9. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th day
13 after the date it is enacted.