

**CITY OF BALTIMORE
ORDINANCE _____
Council Bill 05-0162**

Introduced by: Councilmember D’Adamo
At the request of: Extra Space Storage, LLC
Address: c/o Sebastian A. Cross, 300 East Lombard Street, Suite 1440, Baltimore, Maryland
21202
Telephone: 410-234-0070
Introduced and read first time: May 9, 2005
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: February 27, 2006

AN ORDINANCE CONCERNING

**Planned Unit Development – Designation –
Extra Space Storage/5910 Moravia Road**

FOR the purpose of approving the application of Extra Space Storage, LLC, contract purchaser of 5910 Moravia Road, consisting of approximately 6.61 acres, more or less, to have that property designated a Business Planned Unit Development; and approving the Development Plan submitted by the applicant.

BY authority of
Article - Zoning
Title 9, Subtitles 1 and 4
Baltimore City Revised Code
(Edition 2000)

Recitals

Extra Space Storage, LLC, is the contract purchaser of property located at 5910 Moravia Road, consisting of 6.61 acres, more or less.

The contract purchaser proposes a PUD designation for the 6.61 acres, more or less, located at 5910 Moravia Road

On April 25, 2005, representatives of Extra Space Storage, LLC, met with the Department of Planning for a preliminary conference, to explain the scope and nature of existing and proposed development on the property and to institute proceedings to have the property designated a Business Planned Unit Development.

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.

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

5 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
6 Mayor and City Council approves the application of Extra Space Storage, LLC, contract
7 purchaser of the property located at 5910 Moravia Road, consisting of 6.61 acres, more or less,
8 as outlined on the accompanying Development Plan entitled “Extra Space Storage”, consisting
9 of Sheet 1, “Existing Conditions”, ~~dated April 2005, and Sheet 2, “Proposed Development Plan”;~~
10 ~~dated April~~ Sheet 2, “Development Plan”, Sheet 3, “Landscape/Forest Conservation Plan”, Sheet
11 4, “Elevations - Building Office, A, B, & C”, Sheet 5, “Elevations - Buildings D & E”, and Sheet
12 6, “Elevations - Building F & Light Detail”, all plans dated November 17, 2005, to designate the
13 property a Business Planned Unit Development under Title 9, Subtitles 1 and 4 of the Baltimore
14 City Zoning Code.

15 **SECTION 2. AND BE IT FURTHER ORDAINED,** That in accordance with the provisions of Title
16 9, Subtitles 1 and 4, the following uses are permitted within the Planned Unit Development:

- 17 (a) all uses as allowed in the R-6 and B-2-1 Zoning Districts.
- 18 (b) moving and storage facilities.
- 19 (c) office/residence for self storage facility onsite manager.

20 **SECTION 3. AND BE IT FURTHER ORDAINED,** That the minimum yard requirements are not
21 applicable to specific lots created within the Business Planned Unit Development but must
22 otherwise be in compliance with the plans approved by the Planning Commission.

23 **SECTION 4. AND BE IT FURTHER ORDAINED,** That the maximum height of the building on
24 the property and floor area requirements shall be as set forth in the Development Plan.

25 **SECTION 5. AND BE IT FURTHER ORDAINED,** That the Development Plan submitted by Extra
26 Space Storage is approved.

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

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

34 **SECTION 8. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
35 accompanying Development Plan and in order to give notice to the agencies that administer the
36 City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the
37 City Council shall sign the Development Plan; (ii) when the Mayor approves this Ordinance, the
38 Mayor shall sign the Development Plan; and (iii) the Director of Finance then shall transmit a
39 copy of this Ordinance and the Development Plan to the Board of Municipal and Zoning

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

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

Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City