

**CITY OF BALTIMORE
COUNCIL BILL 19-0413
(First Reader)**

Introduced by: Councilmember Pinkett

At the request of: Terra Nova Ventures, LLC

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Introduced and read first time: July 22, 2019

Assigned to: Land Use 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, Department of Finance

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment 2 –**
3 **Whitehall Cotton Mill**

4 FOR the purpose of approving certain amendments to the Development Plan of the Whitehall
5 Cotton Mill Planned Unit Development; and providing for a special effective date.

6 BY authority of

7 Article 32 - Zoning
8 Section 5-201(a) and Title 13
9 Baltimore City Revised Code
10 (Edition 2000)

11 **Recitals**

12 By Ordinance 14-193, as amended by Ordinance 16-457, the Mayor and City Council (i)
13 approved the application of Terra Nova Ventures, LLC to have certain property located at 3300
14 Clipper Mill Road, consisting of 5.267 acres, more or less, designated as an Industrial Planned
15 Unit Development and (ii) approved the Development Plan submitted by the applicant.

16 Terra Nova Ventures, LLC, wishes to amend the Development Plan, as previously approved
17 by the Mayor and City Council, to modify the uses allowed in the Planned Unit Development.

18 On June 4, 2019, representatives of Terra Nova Ventures, LLC, met with the Department of
19 Planning for a preliminary conference to explain the scope and nature of the proposed
20 amendments to the Development Plan.

21 The representatives of Terra Nova Ventures, LLC, have now applied to the Baltimore City
22 Council for approval of these amendments, and they have submitted amendments to the

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

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1 Development Plan intended to satisfy the requirements of Baltimore City Code Article 32 -
2 Zoning § 5-201(a) and Title 13.

3 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
4 Section 3 of Ordinance 14-193 is hereby amended to read as follows:

5 SECTION 3. AND BE IT FURTHER ORDAINED, That in accordance with the
6 provisions of Title 9, Subtitle 1 and 5 the following uses are permitted in the
7 Planned Unit Development:

8 . . .
9 (d) In accordance with § 9-503 of the Baltimore City Zoning Code,
10 the following B-1, B-2, and B-3 uses are allowed:

11 . . .
12 (2) Outdoor table service accessory to a restaurant or tavern
13 is [subject to Board of Municipal and Zoning Appeals
14 approval] PERMITTED.

15 . . .
16 (E) BANQUET HALLS.

17 (F) [(e)] Subject to the approval of the Board of Liquor License
18 Commissioners for Baltimore City, a maximum of one
19 Class B restaurant alcoholic beverage license [and], one
20 Class B [tavern] MARKETPLACE alcoholic beverage license,
21 AND ONE CLASS BD7 OR CLASS D ALCOHOLIC BEVERAGE
22 LICENSE shall be permitted.

23 **SECTION 2. AND BE IT FURTHER ORDAINED,** That all plans for the construction of permanent
24 improvements on the property are subject to final design approval by the Planning Commission
25 to insure that the plans are consistent with the Development Plan and this Ordinance.

26 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
27 accompanying amended Development Plan and in order to give notice to the agencies that
28 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the
29 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor
30 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the
31 Director of Finance then shall transmit a copy of this Ordinance and the amended Development
32 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the
33 Commissioner of Housing and Community Development, the Supervisor of Assessments for
34 Baltimore City, and the Zoning Administrator.

35 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect when it is
36 enacted.