

**CITY OF BALTIMORE
COUNCIL BILL 05-0308
(First Reader)**

Introduced by: Councilmember Reisinger

At the request of: GFI Raleigh, LLC

Address: c/o Rhodes Development, 6801 Eastern Avenue, Baltimore, Maryland 21224

Telephone: 410-631-9991

Introduced and read first time: December 8, 2005

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: Board of Municipal and Zoning Appeals, City Solicitor, Planning Commission, Department of Housing and Community Development, Department of Public Works, Fire Department, Baltimore City Parking Authority, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Designation – 1100 Wicomico Street**

3 FOR the purpose of approving the application of GFI Raleigh, LLC, owner and developer of
4 certain property located in the Carroll Camden Urban Renewal Area, consisting of
5 approximately 2.02 acres, more or less, improved by an 8-story, 400,000 square foot building
6 and structured parking facility, as outlined and identified on the accompanying Development
7 Plan, to have that property designated an Industrial Planned Unit Development; and
8 approving the Development Plan submitted by the applicant.

9 BY authority of

10 Article - Zoning
11 Title 9, Subtitles 1 and 5
12 Baltimore City Revised Code
13 (Edition 2000)

14 **Recitals**

15 GFI Raleigh, LLC, is the fee simple owner of certain property, consisting of 2.02 acres,
16 more or less, of land and an 8-story, 400,000 square foot building and structured parking facility
17 in the Carroll Camden Urban Renewal Area, identified on the attached Development Plan as the
18 Raleigh Property (the “Property”).

19 On November 15, 2005, representatives of GFI Raleigh, LLC, met with the Department of
20 Planning for a preliminary conference, to explain the scope and nature of existing and proposed
21 development on the property and to institute proceedings to have the property designated an
22 Industrial Planned Unit Development.

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

1 The representatives of GFI Raleigh, LLC, have now applied to the Baltimore City Council
2 for designation of the property as an Industrial Planned Unit Development, and they have
3 submitted a Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 5
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 GFI Raleigh, LLC, the owner and developer
7 of the property identified and outlined on the accompanying Development Plan entitled “1100
8 Wicomico Street”, consisting of Sheet 1, “Vicinity Plan”, dated November 15, 2005, and Sheet
9 2, “Proposed and Existing Conditions”, dated November 15, 2005, consisting of 2.02 acres, more
10 or less, to designate the property an Industrial Planned Development under Title 9, Subtitles 1
11 and 5 of the Baltimore City Zoning Code.

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

14 **SECTION 3. AND BE IT FURTHER ORDAINED,** That, in accordance with Title 9, Subtitles 1
15 and 5 of the Baltimore City Zoning Code, all uses as allowed in the M-1 and M-2 Zoning
16 Districts are allowed and authorized within the Industrial Planned Unit Development unless
17 otherwise stipulated. Additional uses within the Industrial Planned Unit Development shall be
18 allowed and authorized as follows:

19 Without limiting the uses allowed in the M-1 and M-2 Zoning Districts, the following are
20 also allowed and authorized as permitted uses within the Industrial Planned Unit
21 Development:

22 Furniture stores - including upholstery as an accessory use
23 Offices - business, governmental and professional (other than accessory)
24 Woodworking and furniture making: custom.

25 **SECTION 4. AND BE IT FURTHER ORDAINED,** That the maximum height of buildings on the
26 Property and floor area ratio requirements shall be as shown on the “Proposed and Existing
27 Conditions” plan and in accordance with the bulk regulations applicable in an M-2-2 Zoning
28 District.

29 **SECTION 5. AND BE IT FURTHER ORDAINED,** That the parking required for each use within
30 the PUD area shall be provided in accordance with the requirements of Title 10 of the Baltimore
31 City Zoning Code, as applicable to uses located in an M-2-2 Zoning District. The parking shall
32 be accommodated by surface lots and/or structured off-street facilities located within the PUD
33 area or outside of the PUD area if permitted pursuant to § 10-304 of the Baltimore City Zoning
34 Code. The Planning Commission has the discretion to permit the total count of parking spaces
35 required for all uses within any lot on the property to be reduced to reflect a demonstrated
36 reduction in the need for parking spaces due to shared use, public transportation, or other
37 appropriate causes.

38 **SECTION 6. AND BE IT FURTHER ORDAINED,** That the minimum yard requirements
39 applicable to any lot within the Industrial Planned Unit Development must conform to the
40 minimum yards currently provided and available as depicted on the Development Plan approved
41 by the Planning Commission.

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

5 **SECTION 8. AND BE IT FURTHER ORDAINED,** That subsequent to the enactment of this
6 Ordinance, all plans for construction of permanent improvements on the exterior of the property
7 shall be reviewed and approved by the Planning Commission to insure that such plans are
8 reasonably consistent with the Development Plan and this Ordinance.

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

17 **SECTION 10. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th
18 day after the date it is enacted.