

Introduced by: Councilmember Costello, *B. Costello*

At the request of: Roman Catholic Archbishop of Baltimore

Address: c/o Ryan J. Potter, Esquire, Gallagher Evelius & Jones LLP, 218 North Charles Street,
Suite 400, Baltimore, Maryland 21201
Telephone: 410-951-1404

Prepared by: Department of Legislative Reference

Date: March 7, 2019

Referred to: LAND USE AND TRANSPORTATION Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL *19-0346*

C. T. Costello

A BILL ENTITLED

AN ORDINANCE concerning

Repeal of Ordinance 96-032 – New Lexington Terrace Planned Unit Development

FOR the purpose of repealing Ordinance 96-032, as amended by Ordinance 98-235, which designated certain properties as a Residential Planned Unit Development known as New Lexington Terrace Planned Unit Development; and providing for a special effective date.

BY repealing

Ordinance 96-032, as amended by Ordinance 98-235

[Signature]

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

<input checked="" type="checkbox"/>	Baltimore City Public School System	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Baltimore Development Corporation	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	City Solicitor	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Comptroller's Office	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Department of Audits	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Department of Finance	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Department of General Services	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Department of Housing and Community Development	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Department of Human Resources	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Department of Planning	<input type="checkbox"/>	Other: _____
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<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Department of Public Works	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Department of Real Estate	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Department of Recreation and Parks	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Department of Transportation	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Health Department	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Mayor's Office of Employment Development	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Mayor's Office of Human Services	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Mayor's Office of Information Technology	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Office of the Mayor	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Police Department	<input type="checkbox"/>	Other: _____
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<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Environmental Control Board	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Fire & Police Employees' Retirement System	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Labor Commissioner	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Parking Authority Board	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Planning Commission	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Wage Commission	<input type="checkbox"/>	Other: _____
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<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____

Boards and Commissions

<input type="checkbox"/>	Board of Estimates	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Board of Ethics	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Board of Municipal and Zoning Appeals	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Comm. for Historical and Architectural Preservation	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Commission on Sustainability	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Employees' Retirement System	<input type="checkbox"/>	Other: _____
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CITY OF BALTIMORE
ORDINANCE **19.285**
Council Bill 19-0346

Introduced by: Councilmembers Costello, Bullock
At the request of: Roman Catholic Archbishop of Baltimore
Address: c/o Ryan J. Potter, Esquire, Gallagher Evelius & Jones LLP, 218 North Charles Street,
Suite 400, Baltimore, Maryland 21201
Telephone: 410-951-1404
Introduced and read first time: March 11, 2019
Assigned to: Land Use and Transportation Committee

Committee Report: Favorable
Council action: Adopted
Read second time: July 22, 2019

AN ORDINANCE CONCERNING

1 **Repeal of Ordinance 96-032 – New Lexington Terrace Planned Unit Development**

2 FOR the purpose of repealing Ordinance 96-032, as amended by Ordinance 98-235, which
3 designated certain properties as a Residential Planned Unit Development known as New
4 Lexington Terrace Planned Unit Development; and providing for a special effective date.

5 BY repealing
6 Ordinance 96-032, as amended by Ordinance 98-235

7 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
8 Ordinance 96-032, as amended by Ordinance 98-235, is repealed, and the authority conferred in
9 that Ordinance to designate certain properties as a Residential Planned Unit Development known
10 as the New Lexington Terrace Planned Unit Development is rescinded.

11 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
12 enacted.

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.

Council Bill 19-0346

AUG 19 2019

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



President, Baltimore City Council

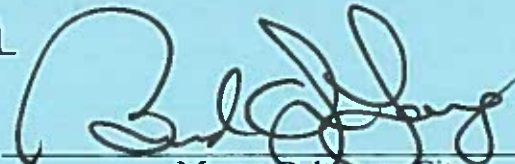
Certified as duly delivered to His Honor, the Mayor,

this _____ day of _____, 20____
AUG 19 2019



Chief Clerk

Approved this 29th day of Aug, 2019



Mayor, Baltimore City

**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION
VOTING RECORD**

DATE: July 10, 2019

BILL#: 19-0346

BILL TITLE: Repeal of Ordinance 96-032 - New Lexington Terrace Planned Unit Development

MOTION BY: Stokes SECONDED BY: Costello

- FAVORABLE FAVORABLE WITH AMENDMENTS
 UNFAVORABLE WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS				

CHAIRPERSON: Edward Reisinger

COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11749977

Case #:

Description:

PUBLIC HEARING ON BILL 19-0346

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

5/30/2019

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore City

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL 19-0346**

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, July 10, 2019 at 1:05 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill 19-0346.

CC 19-0346 ORDINANCE - Repeal of Ordinance 96-032 - New Lexington Terrace Planned Unit Development

FOR the purpose of repealing Ordinance 96-032, as amended by Ordinance 98-235, which designated certain properties as a Residential Planned Unit Development known as New Lexington Terrace Planned Unit Development, and providing for a special effective date.

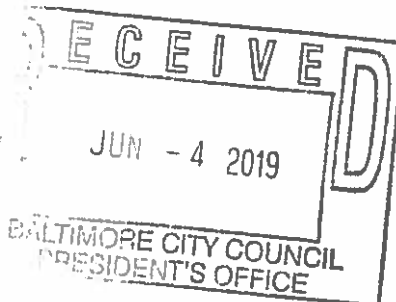
By repealing Ordinance 96-032, as amended by Ordinance 98-235

NOTE: This bill is subject to a amendment by the Baltimore City Council.

Applicant: Roman Catholic Archbishop of Baltimore For more information, contact committee staff at 410 396-1260.

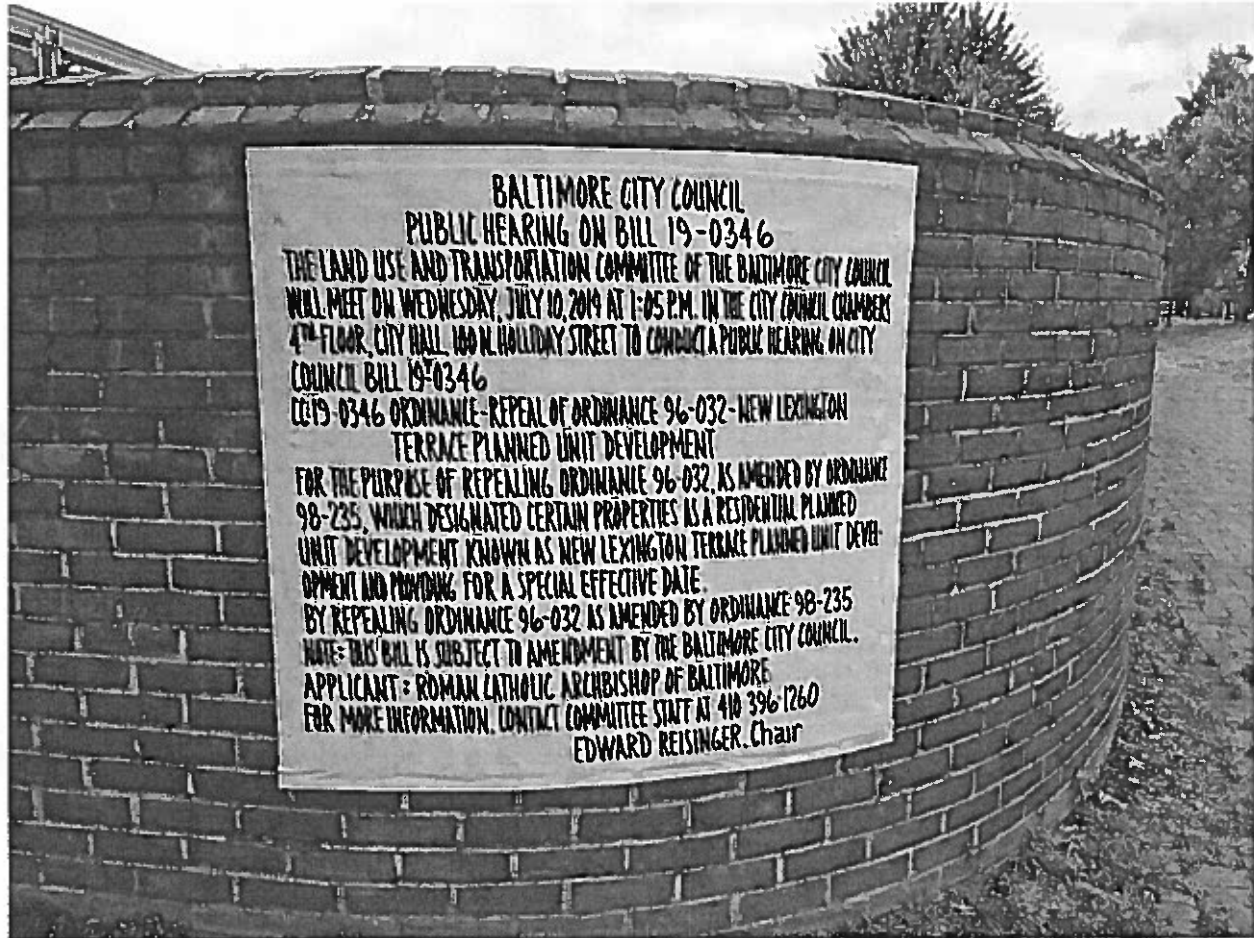
EDWARD REISINGER
Chair

my30



Baltimore City Council
Certificate of Posting - Public Hearing Notice
City Council Bill No.: 19-0346

6/18/2019



Address: 732 W. Lexington Street

(NEC W. Fayette St. Violet Hill White Way - 1 of 2)

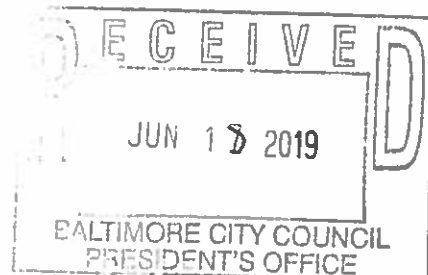
Date Posted: June 10, 2019

Name: Mr. Ryan J. Potter

Address: 218 N. Charles Street – suite 400

Baltimore, Md. 21201

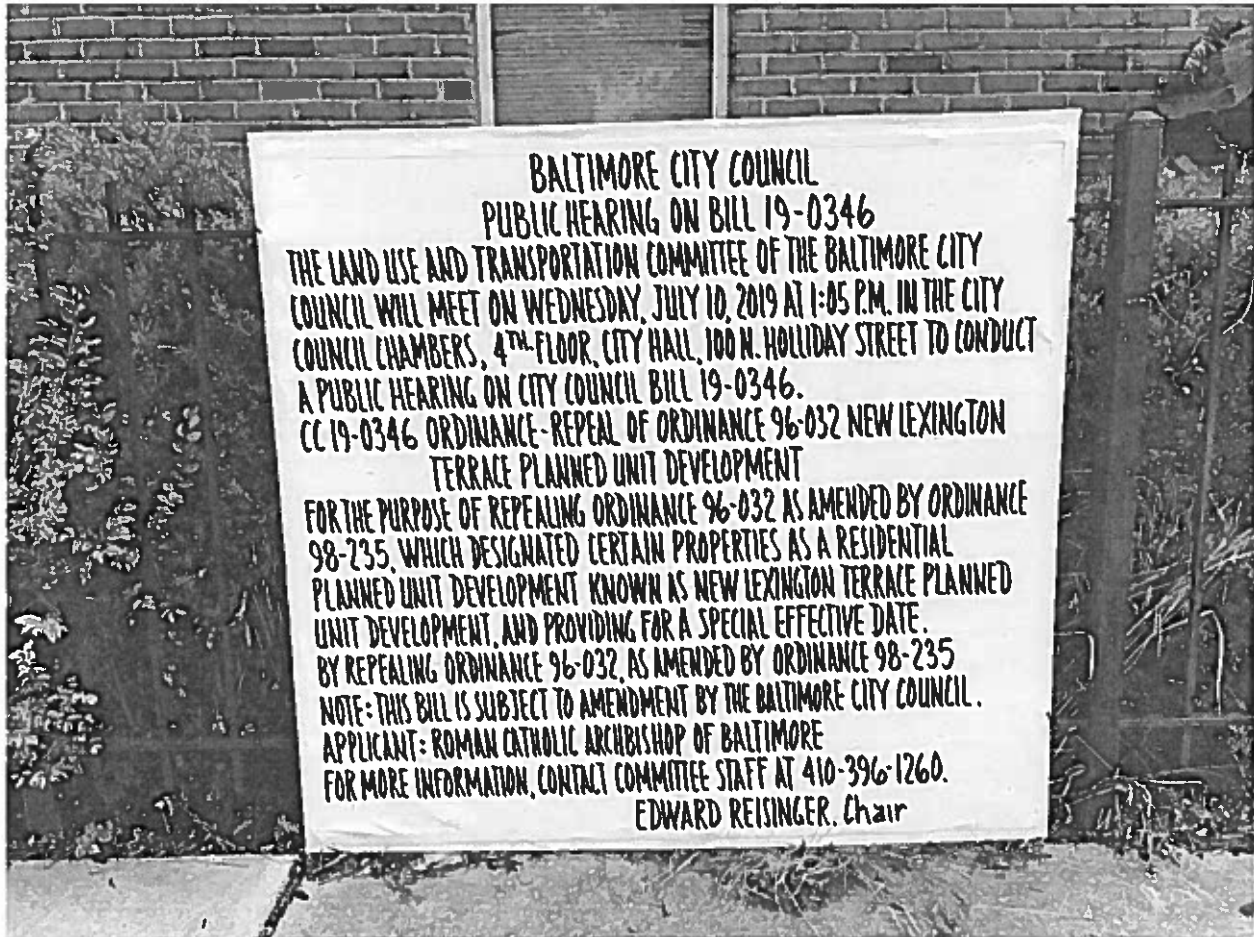
Telephone: 410-347-1522



- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

Baltimore City Council
Certificate of Posting - Public Hearing Notice
City Council Bill No.: 19-0346

6/18/2019



Address: 763 Benjamin Quarles Place

(SS Saratoga St. West of Martin Luther King Boulevard (2 of 2))

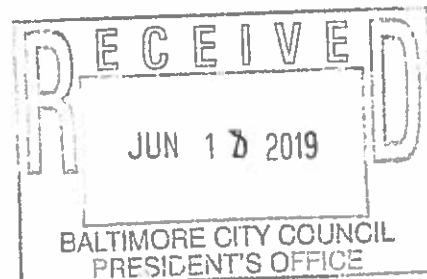
Date Posted: June 10, 2019

Name: Mr. Ryan J. Potter


Address: 218 N. Charles Street – suite 400

Baltimore, Md. 21201

Telephone: 410-347-1522



- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	CITY COUNCIL BILL #19-0346/ REPEAL OF ORDINANCE 96-032 - NEW LEXINGTON TERRACE PLANNED UNIT DEVELOPMENT		

TO

DATE:

The Honorable President and
Members of the City Council
City Hall, Room 400
100 N. Holliday Street

March 29, 2019

At its regular meeting of March 28, 2019, the Planning Commission considered City Council Bill #19-0346, for the purpose of repealing Ordinance 96-032, as amended by Ordinance 98-235, which designated certain properties as a Residential Planned Unit Development known as the New Lexington Terrace Planned Unit Development; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #19-0346, and adopted the following resolution; nine members being present (nine in favor):

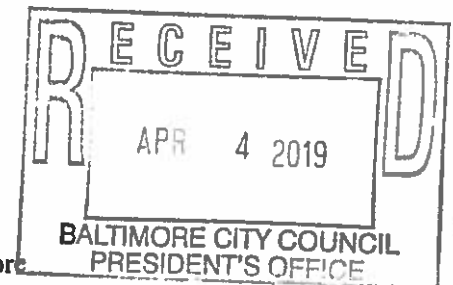
RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #19-0346 be passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Jeff Amoros, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. William H. Cole IV, BDC
Mr. Derek Baumgardner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Tyrell Dixon, DCHD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Frank Murphy, DOT
Ms. Eboni Wimbush, DOT
Ms. Natawna Austin, Council Services
Mr. Ervin Bishop, Council Services
Mr. Ryan Potter, Esq., for the Roman Catholic Archbishop of Baltimore



F



*Catherine E. Pugh
Mayor*

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



*Chris Ryer
Director*

March 28, 2019

REQUEST: City Council Bill #19-0346/ Repeal of Ordinance 96-032 – New Lexington Terrace Planned Unit Development:

For the purpose of repealing Ordinance 96-032, as amended by Ordinance 98-235, which designated certain properties as a Residential Planned Unit Development known as the New Lexington Terrace Planned Unit Development; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Martin French

PETITIONERS: Councilmembers Costello and Bullock, at the request of the Roman Catholic Archbishop of Baltimore

OWNERS: Housing Authority of Baltimore City; Mayor and City Council; and private homeowners within the Townes at the Terraces

SITE/GENERAL AREA

Site Conditions: The site is predominantly residential, with new two-story porch-front row homes providing a medium-density residential community immediately west of downtown. The non-residential portions of the PUD are medium-intensity commercial uses, including a pharmacy, multiple offices, and street-level commercial spaces. The north and east sides of the PUD are bounded by high-volume traffic arterial roads (the Franklin-Mulberry corridor, and the Martin Luther King, Jr. Boulevard that connects at its southern end to the interstate highway system). Near the center of the east section of the PUD is a school building and an open field used for recreation. The petitioners are proposing to combine and redevelop these two properties as a new educational facility.

General Area: Across MLK Boulevard is the western end of the University of Maryland Hospital and Medical System urban campus. Across the Franklin-Mulberry corridor is a “sister” PUD known as Heritage Crossing and the predominantly rowhouse urban renewal area known as Harlem Park II. West of the PUD site is Poe Homes Public Housing and to its west the redevelopment area known as the Poppleton La Cite’ project. South of the PUD site is the newly-developed University of Maryland-affiliated bio-science campus.

HISTORY

The New Lexington Terrace Planned Unit Development (“the PUD”) was established by Ordinance 96-032 adopted on June 14, 1996. This ordinance approved redevelopment of the

former 677-unit Lexington Terrace Public Housing site containing approximately 15.5 acres in five phases. Planned were 319 low-rise dwellings for families, a mid-rise multi-family dwelling containing 100 dwelling units for the elderly, a 33,000 square feet recreation center and multi-purpose structure that would also include up to 12,000 square feet for a day care center for children of residents of the PUD and the surrounding community, and, in Phase V, a business center with a maximum floor area of 90,000 square feet. This redevelopment plan was approved and funded by a \$23 million grant from the U.S. Department of Housing and Urban Development (HUD) under the HOPE VI Program. The final design for the PUD was approved by the Planning Commission on November 14, 1996. In late 1997 an amendment to the PUD development plan was proposed for the purpose of allowing construction of a "full-line drug store with a drive-through that may be open 24 hours per day" within the Phase V business center. This amendment was approved by Ordinance 98-235 effective February 26, 1998.

The Poppleton Urban Renewal Plan was originally approved by Ordinance no. 837 dated March 31, 1975. At that time it did not include the area occupied by Lexington Terrace Public Housing and Poe Homes Public Housing, which had been constructed decades earlier. It was most recently amended by Amendment no. 11 dated December 7, 2006, approved by Ordinance 07-416 dated April 19, 2007. The Plan states that to the extent that there may be any conflict between provisions of the Renewal Plan and the PUD's standards and controls, or with any final development plans approved by the Planning Commission, the PUD standards and controls or the approved final development plans control.

CONFORMITY TO PLANS

The proposed action would be consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, LIVE Goal 1, Build Human and Social Capital by Strengthening Neighborhoods, Goal 2, Objective 2: Streamline and Strengthen the Development Process. One of the strategies for achieving this was modernizing zoning codes to meet current needs. This has recently been accomplished by adoption of the new Zoning Code, which incorporated many of the land-use control and incentive features used to justify the need for the PUD in relation to the previous (1971) Zoning Code.

ANALYSIS

The PUD created in 1996 enabled development of a residential mixed-use community on a site that had previously been exclusively low-income rental housing. To reduce both the concentration and isolation of low-income residents, the replacement housing was a mix of subsidized and market-rate dwellings, in turn a mix of rental and ownership dwellings. To reduce their physical isolation from supportive services, retail and office uses and a large child-care facility were allowed within the PUD. All of these components would have been infeasible without substantial rezoning of the PUD area under the terms of the previous (1971) Zoning Code, which was based upon the concept of separation of uses considered residential from uses considered non-residential. With enactment of the current Zoning Code in 2017, these considerations are no longer applicable. In addition, all of the proposed construction covered by the PUD ordinance has been completed, leaving no reason to continue that ordinance in force.


The applicants have determined that the underlying zoning meets their present and future needs, and therefore have requested repeal of Ordinance 96-032.

Background: The educational facility being proposed for the school site and the vacant land would be the first new Roman Catholic parochial school in Baltimore City in sixty years. The choice of this site represents part of the Archdiocese's effort to make parochial education more accessible to and inclusive of students who traditionally have not attended such schools.

Notification: The Townes at the Terraces Association has been notified of this action.

A handwritten signature in black ink, appearing to read "Chris Ryer", with a long horizontal flourish extending to the right.

**Chris Ryer
Director**

F R O M	NAME & TITLE	Frank Murphy, Acting Director	CITY of BALTIMORE	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 19-0346	M E M O	

TO: Ex Officio Mayor Bernard C. "Jack" Young
TO: Land Use & Transportation Committee
FROM: Department of Transportation
POSITION: No Objection
RE: Council Bill – 19-0346

DATE: 4/29/19

INTRODUCTION – Repeal of Ordinance 96-032 - New Lexington Terrace Planned Unit Development

PURPOSE/PLANS – For the purpose of repealing Ordinance 96-032, as amended by Ordinance 98-235, which designated certain properties as a Residential Planned Unit Development known as New Lexington Terrace Planned Unit Development; and providing for a special effective date.

COMMENTS – This bill is focused on the repeal of Ordinance 96-032 - New Lexington Terrace Planned Unit Development. The repeal of this ordinance would allow the Archdiocese of Baltimore to move forward with plans to build Baltimore City's first new Roman Catholic parochial school in roughly sixty years. With this in mind, this council bill would have little to no impact on the operations of the Department of Transportation.

AGENCY/DEPARTMENT POSITION –

The Department of Transportation has no objection to City Council bill 19-0346.

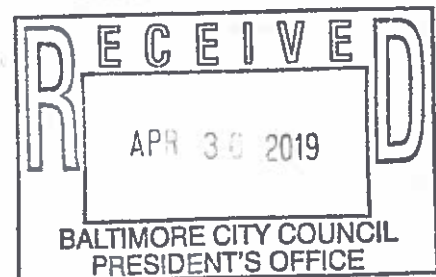
If you have any questions, please do not hesitate to contact Liam Davis at Liam.Davis@baltimorecity.gov or at 410-545-3207.

Sincerely,

Frank Murphy

Frank Murphy
Acting Director

no objection



CITY OF BALTIMORE



BOARD OF MUNICIPAL AND
ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director
417 E. Fayette Street, Suite 922
Baltimore, Maryland 21202

June 19, 2019

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

Re: **CC Bill #19-0346 Repeal of Ordinance 96-032 – New Lexington Terrance
Planned Unit Development**

Ladies and Gentlemen:

City Council Bill No. 19-0346 has been referred by your Honorable Body to the Board of
Municipal and Zoning Appeals for study and report.

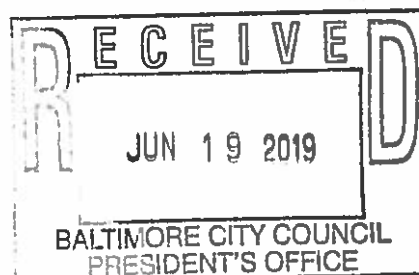
The purpose of City Council Bill No. 19-0346 is to repeal Ordinance 96-032, as amended by
Ordinance 98-235, which designated certain properties as a Residential Planned Unit
Development known as New Lexington Terrace Planned Unit Development; and provide for a
special effective date.

The BMZA has reviewed the legislation and recommends approval of City Council Bill No. 19-
0346.

Sincerely,

Derek J. Baumgardner
Executive Director

CC: Mayor's Office of Council Relations
City Council President
Legislative Reference



F

CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG
Mayor



DEPARTMENT OF LAW
ANDRE M. DAVIS, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

July 1, 2019

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 19-0346 – Repeal of Ordinance 96-032 –New Lexington
Terrace Planned Unit Development

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 19-0346 for form and legal sufficiency. The bill would repeal the existing Planned Unit Development ("PUD") for New Lexington Terrace Planned Unit Development.

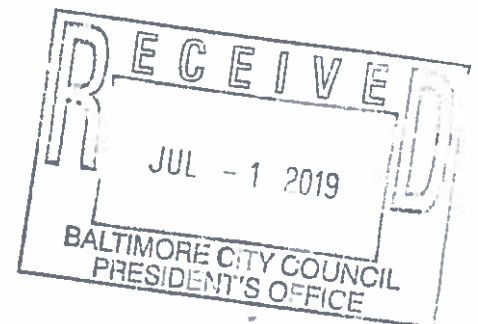
A repeal of a PUD without a replacement has no legal impediments because for floating zones, such as a PUD, Maryland Courts have said that the legislative body must have "a little more than a scintilla of evidence" to support its decision and that decision must not be "arbitrary, capricious or illegal." *Rockville Crushed Stone, Inc. v. Montgomery County*, 78 Md. App. 176, 190 (1989) (citations omitted); *accord Richmarr Holly Hills v. Am. PCS, L.P.*, 117 Md. App. 607, 639 (1997); *see also MLC Auto., LLC v. Town of S. Pines*, 532 F.3d 269, 281 (4th Cir. 2008)(citing *Nectow v. City of Cambridge*, 277 U.S. 183, 187-88 (1928)); *Lingle v. Chevron U.S.A. Inc.*, 544 U.S. 528, 543 (2005)).

As there are no legal impediments to this bill, the Law Department approves it for form and legal sufficiency.

Very truly yours,

Hilary Ruley
Chief Solicitor

cc: Andre M. Davis, City Solicitor
Jeffrey Amoros, Mayor's Office of Government Relations
Elena DiPietro, Chief Solicitor, General Counsel Division
Victor Tervalá, Chief Solicitor
Ashlea Brown, Assistant Solicitor



7



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner *MB*

Date: June 25, 2019

Re: **City Council Bill 19-0346 - Repeal of Ordinance 96-032 - New Lexington Terrace
Planned Unit Development**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0346, For the purpose of repealing Ordinance 96-032, as amended by Ordinance 98-235, which designated certain properties as a Residential Planned Unit Development known as New Lexington Terrace Planned Unit Development; and providing for a special effective date.

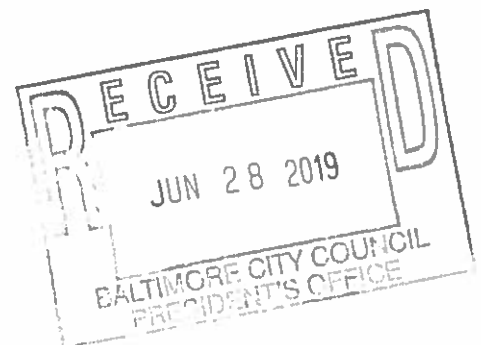
If enacted, this bill will repeal the existing Residential Planned Unit Development, adopted in 1996 to enable the redevelopment of the Lexington Terrace Public Housing site with funding from the Department of Housing and Urban Development through the HOPE VI program. City Council Bill 19-0346 was submitted on behalf of the Roman Catholic Archbishop of Baltimore, which intends to construct a new educational facility.

On March 28, 2019, the Planning Commission concurred with the recommendation of its Departmental Staff, to recommend that City Council Bill 19-0346 be passed by the City Council.

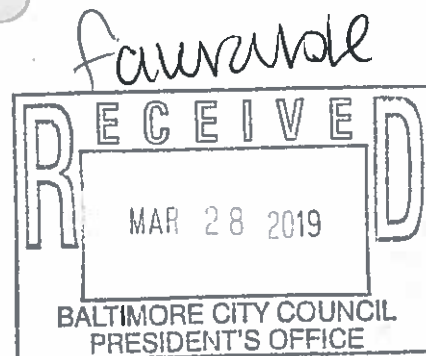
DHCD supports the passage of the bill.

MB:rfp

cc: Mr. Jeffrey Amoros, *Mayor's Office of Government Relations*



F



MEMORANDUM

DATE: March 27, 2019
TO: Land Use and Transportation Committee
FROM: William H. Cole, President and CEO
POSITION: Support
SUBJECT: Council Bill 19-0346 – Repeal of Ordinance 96-032 – New Lexington Terrace Planned Unit Development

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 19-0346 introduced by the Councilmembers Costello and Bullock, at the request of the Archdiocese of Baltimore.

PURPOSE

For the purpose of repealing Ordinance 96-032, as amended by Ordinance 98-235, which designated certain properties as a Residential Planned Unit Development known as the New Lexington Terrace Planned Unit Development; and providing for a special effective date.

BRIEF HISTORY

The repeal of the ordinance and its amendment would provide for the development of a new K-8 school.

FISCAL IMPACT

None

AGENCY POSITION

The Baltimore Development Corporation **Supports** City Council Bill 19-0346.

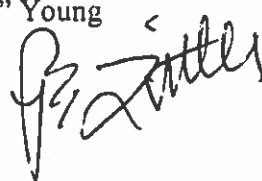
If you have any questions, please do not hesitate to contact Kimberly Clark at 410-837-9305 or kclark@baltimoredevelopment.com.

cc: Jeffrey Amoros

[RT]

TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young
FROM: Peter Little, Executive Director
DATE: April 2, 2019
RE: Council Bill 19-0346



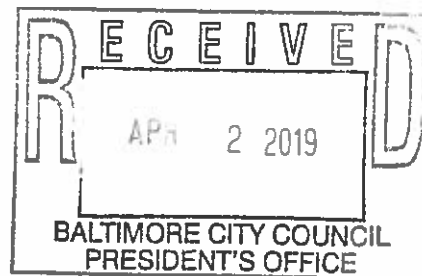
PARKING
OF BALTIMORE CITY
AUTHORITY

I am herein reporting on City Council Bill 19-0346 introduced by Councilmembers Costello and Bullock at the request of the Roman Catholic Archbishop of Baltimore.


The purpose of this bill is for repealing Ordinance 96-032, as amended by Ordinance 98-235, which designated certain properties as a Residential Planned Unit Development known as New Lexington Terrace Planned Unit Development.

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. The legislation does not explicitly address parking. Therefore, parking requirements will be based on the underlying zoning district and prescribed by the Zoning Code. A site visit was conducted during the second week of December 2018 as part of an earlier review regarding the sale of 732 West Lexington Street. Currently there is a 23-space surface parking lot within the Planned Unit Development, but it is not managed by the PABC. The surrounding block faces are located within Residential Permit Parking (RPP) Area 31 Townes/Terrace. A new development will not be able to participate in the RPP program. As building plans and uses become more defined, the PABC will be involved through the Site Plan Review Committee to ensure that parking and loading demands are adequately addressed, and that negative effects of parking and loading are mitigated, as a result of any new development.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 19-0346.



Does not oppose

FROM	NAME & TITLE	Niles R. Ford, PhD, Chief of Fire Department <i>1197</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Baltimore City Fire Department 401 East Fayette St. 21202		
	SUBJECT	City Council Bill #19-0346 Response to Repeal of Ordinance 96-032-New Lexington Terrace Planned Unit Development		

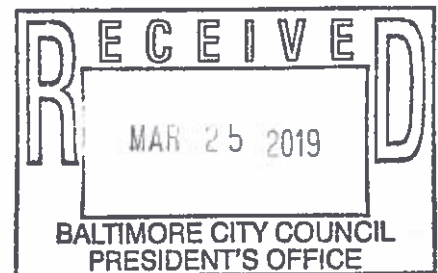
TO The Honorable Bernard C. Young, President
And All Members of the Baltimore City Council
City Hall, Room 408

DATE: **March 18, 2019**

For the purpose of repealing Ordinance 96-032, as amended by Ordinance 98-235, which designated certain properties as a Residential Planned Unit Development known as New Lexington Terrace Planned Unit Development; and providing for a special effective date.

The Baltimore City Fire Department has no objections to Council Bill 19-0346: Repeal of Ordinance 96-032 -New Lexington Terrace Planned Unit Development. There is no fiscal impact and/or conflict with the Baltimore City Fire Code and has no impact on our agency or the City government.

no objection



City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Minutes - Final

Land Use and Transportation Committee

Wednesday, July 10, 2019

1:05 PM

Du Burns Council Chamber, 4th floor, City Hall

19-0346

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

- Present** 6 - Member Edward Reisinger, Member Sharon Green Middleton, Member Mary Pat Clarke, Member Eric T. Costello, Member Ryan Dorsey, and Member Robert Stokes Sr.
- Absent** 1 - Member Leon F. Pinkett III

ITEMS SCHEDULED FOR PUBLIC HEARING

19-0346

Repeal of Ordinance 96-032 - New Lexington Terrace Planned Unit Development

For the purpose of repealing Ordinance 96-032, as amended by Ordinance 98-235, which designated certain properties as a Residential Planned Unit Development known as New Lexington Terrace Planned Unit Development; and providing for a special effective date.

Sponsors: Eric T. Costello, John T. Bullock

A motion was made by Member Stokes, Sr., seconded by Member Costello, that the bill be recommended favorably. The motion carried by the following vote:

- Yes:** 6 - Member Reisinger, Member Middleton, Member Clarke, Member Costello, Member Dorsey, and Member Stokes Sr.
- Absent:** 1 - Member Pinkett III

ADJOURNMENT



HEARING NOTES

Bill: 19-0346

Repeal of Ordinance 96-032 - New Lexington Terrace Planned Unit Development

Committee: Land Use

Chaired By: Councilmember Edward Reisinger

Hearing Date: July 31, 2019

Time (Beginning): 1:05 PM

Time (Ending): 1:20PM

Location: Clarence "Du" Burns Chamber

Total Attendance: ~25

Committee Members in Attendance:

Reisinger, Edward - Chairman

Middleton, Sharon - Vice Chair

Clarke, Mary Pat

Costello, Eric

Dorsey, Ryan

Stokes, Robert

Bill Synopsis in the file? **yes** **no** **n/a**

Attendance sheet in the file? **yes** **no** **n/a**

Agency reports read? **yes** **no** **n/a**

Hearing televised or audio-digitally recorded? **yes** **no** **n/a**

Certification of advertising/posting notices in the file? **yes** **no** **n/a**

Evidence of notification to property owners? **yes** **no** **n/a**

Final vote taken at this hearing? **yes** **no** **n/a**

Motioned by:.....Councilmember Stokes

Seconded by:.....Councilmember Costello

Final Vote: Favorable

Major Speakers

(This is not an attendance record.)

- Mr. Eric Tiso, Department of Planning
- Mr. Liam Davis, Department of Transportation
- Ms. Livhu Ndou, Board of Municipal Zoning Appeals
- Ms. Raven Thompson, Baltimore Development Corporation
- Ms. Hilary Ruley, Department of Law
- Ms. Bob Pipik, Department of Housing and Community Development
- Mr. Taylor Lafave, Parking Authority of Baltimore City
- Mr. Derrick Ready, Fire Department
- Mr. Ryan Potter, representative, Roman Catholic Archbishop of Baltimore

Major Issues Discussed

1. Councilmember Reisinger read the bill's title, purpose and public notice certification report.
2. Councilmember Costello explained the purpose of the bill. He noted that the Roman Catholic Archbishop of Baltimore has met with the community about the project.
3. Mr. Eric Tiso presented the Planning Commission's favorable report for the bill. Mr. Tiso provided a brief history about the original phases of the residential development. The Planning Department's staff report recommended approval of the project.
4. Councilmember Clarke asked whether the plan for the project provided off-street parking.
5. Mr. Liam Davis testified that the Department of Transportation has no objection to the bill.
6. Ms. Livhu Ndou testified that the Board of Municipal Zoning Appeals is recommending a favorable report.
7. Ms. Hilary Ruley testified that the Law Department recommends a favorable report for the bill.
8. Ms. Raven Thompson testified that the Baltimore Development Corporation recommends a favorable report for passage of the bill.
9. Mr. Taylor LaFave testified that the Parking Authority of Baltimore City is not opposed to passage of the bill.
10. Mr. Bob Pipik testified that the Department of Housing and Community Development recommends a favorable report for the bill.
11. Ms. Marcia Collins testified that the Department of Public Works supports passage of the bill.
12. Mr. Ryan Potter, representing the Roman Catholic Archbishop of Baltimore, testified that the Archdiocese met with the community. He indicated that the project complies with the parking requirements outlined in the Zoning Code and that 34 on-site parking spaces will be provided. He also indicated that the organization is working with the University of Maryland to provide additional parking. Councilwoman Clarke asked about the availability of tuition assistance for local residents. Mr. Potter indicated that students that attend the school come from the immediate local areas and surrounding areas of Baltimore. Tuition is targeted to cost about \$5,800 a year and that 90% of the students would be eligible for tuition assistance. Two smaller schools (Holy Angels and Saint James and John schools) in Baltimore City are being consolidated and upgraded to a 21st Century state-of-the-arts school. Targeted enrolled will be 420 students with the potential to rise to 520 students.

13. The committee voted to recommend the bill favorable.
11. The hearing was adjourned.

Further Study

Was further study requested?
If yes, describe.

Yes No

Committee Vote:

Reisinger, Edward, Chairman..... **Yea**
Middleton, Sharon, Vice Chair..... **Yea**
Clarke, Mary Pat..... **Yea**
Costello, Eric..... **Yea**
Dorsey, Ryan..... **Yea**
Pinkett, Leon..... **Absent**
Stokes, Robert: **Yea**

Jennifer L. Coates, Committee Staff



Date: July 10, 2019

cc: Bill File
OCS Chrono File

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Land Use and Transportation Committee

Wednesday, July 10, 2019

1:05 PM

Du Burns Council Chamber, 4th floor, City Hall

19-0346

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

19-0346

Repeal of Ordinance 96-032 - New Lexington Terrace Planned Unit Development

For the purpose of repealing Ordinance 96-032, as amended by Ordinance 98-235, which designated certain properties as a Residential Planned Unit Development known as New Lexington Terrace Planned Unit Development; and providing for a special effective date.

Sponsors:

Eric T. Costello, John T. Bullock

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward Reisinger
Chairperson**

PUBLIC HEARING

**Wednesday, July 10, 2019
1:05 PM**

City Council Bill # 19-0346

***Repeal of Ordinance 96-032 - New Lexington Terrace
Planned Unit Development***

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Marguerite Currin

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: Matthew Peters

EXECUTIVE APPOINTMENTS

Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac "Yitzy" Schleifer
Staff: Marguerite Currin

HOUSING AND URBAN AFFAIRS

John Bullock – Chair
Isaac "Yitzy" Schleifer – Vice Chair
Kristerfer Burnett
Bill Henry
Shannon Sneed
Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Leon Pinkett
Edward Reisinger
Brandon Scott
Robert Stokes
Staff: Matthew Peters

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Eric Costello
Bill Henry
Mary Pat Clarke
Staff: Samuel Johnson

LAND USE AND TRANSPORTATION

Edward Reisinger – Chair
Sharon Green Middleton – Vice Chair
Mary Pat Clarke
Eric Costello
Ryan Dorsey
Leon Pinkett
Robert Stokes
Staff: Jennifer Coates

PUBLIC SAFETY

Brandon Scott – Chair
Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac "Yitzy" Schleifer
Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Samuel Johnson
- Larry Greene (pension only)

CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Land Use and Transportation

Bill 19-0346

Repeal of Ordinance 96-032 - New Lexington Terrace Planned Unit Development

Sponsors: Councilmembers Costello and Bullock

Introduced: March 11, 2018

Purpose:

For the purpose of repealing Ordinance 96-032, as amended by Ordinance 98-235, which designated certain properties as a Residential Planned Unit Development known as New Lexington Terrace Planned Unit Development; and providing for a special effective date.

Effective: Date of Enactment

Hearing Date/Time/Location: July 10, 2019/1:05 p.m./Clarence "Du" Burns Chambers

Agency Reports

Planning Commission	Favorable
Department of Transportation	No Objection
Board of Municipal and Zoning Appeals	Favorable
Department of Law	Favorable
Department of Housing and Community Development	Favorable
Baltimore Development Corporation	Favorable
Parking Authority of Baltimore City	Not Opposed
Fire Department	No Objection
Department of Public Works	

Analysis

Current Law

Ordinance 96-032, as amended by Ordinance 98-235

Background

Established in 1996 via Ordinance 96-032, the *New Lexington Terrace Planned Unit Development* approved a five phase redevelopment plan for the former 677-unit Lexington Terrace Public Housing site. The PUD, funded by a \$23 million HUD (HOPEEVI Program) grant, includes low-rise dwellings for families, a mid-rise multi-family dwelling for the elderly, a recreation center and multipurpose structure including a day care center and a business center. Near the center of the PUD is a school building and an open field, which is used for recreation. All phases of the PUD have been completed.

Ordinance 96-032 was amended by Ordinance 98-235 to allow for the construction of a "full-line drug store with a drive-through that may be open 24 hours per day." The 15.5-acre site is also improved with non-residential uses which include medium intensity commercial uses. CC Bill 19-0346, if approved, would repeal Ordinance 96-032, as amended by Ordinance 98-235.

The property is owned by Housing Authority of Baltimore City, Mayor and City Council and private homeowners within the Townes at the Terraces. Roman Catholic Archbishop of Baltimore, the applicant, is proposing to combine and redevelop a school site and field within the PUD for reuse as an educational facility. The new structure would house the first new Roman Catholic parochial school in Baltimore City in sixty years.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency Reports

Analysis by: Jennifer L. Coates
Analysis Date: July 1, 2019

Direct Inquiries to: (410) 396-1260

**CITY OF BALTIMORE
COUNCIL BILL 19-0346
(First Reader)**

Introduced by: Councilmembers Costello, Bullock
At the request of: Roman Catholic Archbishop of Baltimore
Address: c/o Ryan J. Potter, Esquire, Gallagher Evelius & Jones LLP, 218 North Charles Street,
Suite 400, Baltimore, Maryland 21201
Telephone: 410-951-1404

Introduced and read first time: March 11, 2019

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 **Repeal of Ordinance 96-032 – New Lexington Terrace Planned Unit Development**

3 FOR the purpose of repealing Ordinance 96-032, as amended by Ordinance 98-235, which
4 designated certain properties as a Residential Planned Unit Development known as New
5 Lexington Terrace Planned Unit Development; and providing for a special effective date.

6 BY repealing

7 Ordinance 96-032, as amended by Ordinance 98-235

8 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That**
9 Ordinance 96-032, as amended by Ordinance 98-235, is repealed, and the authority conferred in
10 that Ordinance to designate certain properties as a Residential Planned Unit Development known
11 as the New Lexington Terrace Planned Unit Development is rescinded.

12 **SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is**
13 enacted.

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

LAND USE AND TRANSPORTATION COMMITTEE

BILL 19-0346

AGENCY REPORTS

Planning Commission	Favorable
Department of Transportation	No Objection
BMZA	Favorable
City Solicitor	Favorable
Department of Housing and Community Development	Favorable
Parking Authority of Baltimore City	Does Not Oppose
Fire Department	No Objection
Department of Public Works	
Baltimore Development Corporation	Favorable

19-0346



OFFICE OF COUNCIL SERVICES

CITY HALL, ROOM 415
100 NORTH HOLLIDAY STREET
BALTIMORE, MARYLAND 21202
(410) 545-7596 (FAX)

FACSIMILE TRANSMITTAL SHEET

TO: RYAN J. POTTER FROM: JENNIFER COATES

TITLE/COMPANY: Gallagher Evelius Jones, LLP DATE: 5-15-19

FAX NUMBER: 410-468-2786 TOTAL NO. OF PAGES (INCLUDING COVER): 12

PHONE NUMBER: 410-951-1404 PHONE NUMBER: 410-396-7260

RE: Bill 19-0346

- URGENT
- FOR REVIEW
- PLEASE COMMENT
- PLEASE REPLY
- PLEASE RECYCLE

NOTES/COMMENTS:

Please acknowledge receipt.

Jennifer.Coates OCS@gmail.com

Received: Per R. Potter 5-16-19

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CITY OF BALTIMORE


BERNARD C. "JACK" YOUNG,
Ex Officio Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

TO: Roman Catholic Archbishop of Baltimore c/o Ryan J. Potter, Esquire

FROM: Jennifer L. Coates, Committee Staff, Land Use and Transportation Committee 

Date: May 15, 2019

RE: INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING – MAP AMENDMENTS (REZONINGS);
PLANNED UNIT DEVELOPMENTS

The Land Use and Transportation Committee has scheduled the following City Council Bill for a public hearing:

Bill: City Council Bill No. 19-0346

Date: Wednesday, July 10, 2019

Time: 1:05 p.m.

Place: City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street

At the expense of the applicant, notice of the public hearing must be provided in accordance with:

Article 32. Zoning Section 5-601 – Map or Text amendments: PUDs

For helpful information about the notice requirements under Article 32 – Zoning (pages 127 – 128) see Attachment B. You are encouraged to access and review Article 32 using the web link below:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%Zoning .pdf>

Disclaimer. The City makes no claims as to the quality, completeness accuracy, timeliness, or content of any data contained herein or on this site. All such items and materials are provided on an "as is" basis, and you are fully and solely responsible for your use of them and for any results or consequences of your use. They have been compiled from a variety of sources, including sources beyond the control of the City, and are subject to change without notice from the City. The data is subject to change as modifications and updates are complete. It is understood that the information contained in the site is being used at one's own risk. In no event shall the City or its elected/appointed officials, municipal agencies and departments, employees, agents, or volunteers be liable for any direct, indirect, special, punitive, incidental, exemplary or consequential damages arising your accessing or using the site, or otherwise arising from this site or from anything contained in or displayed on this site. Nothing contained in or displayed on this site constitutes or is intended to constitute legal advice by the City or any of its elected/appointed officials, municipal agencies and department, employees, agents and volunteers.

Newspaper Advertisement

A notice of the public hearing must be published in one (1) newspaper of general circulation, 15 days prior to the date of the hearing.

You may choose any of the following newspapers for advertising purposes: The Daily Record, The Baltimore Sun; or the Afro-American.

Wording for Written Notice to Property Owners(s), Sign Posting and Newspaper Advertisement

The information that must be published in a newspaper advertisement, posted on a sign and mailed to the property owner appears between the double lines on the attached page (See Attachment A); the deadline date is indicated in **BOLD** letters at the top of Attachment A.

Certification of Postings

Certification of the written notice, sign posting on the property, and publication of the newspaper advertisement, in duplicate, must be sent four (4) days prior to the hearing to:

Ms. Natawna Austin, Executive Secretary
Baltimore City Council
100 N. Holliday Street, Fourth Floor, Room 400
Baltimore, MD 21202

If the required certifications are not received as specified above, the public hearing will be cancelled without notice to the applicant. The deadline dates are as follows:

Newspaper Ad Must Be Published By:	June 25, 2019
Sign Must Be Posted By:	June 10, 2019
Written Notice to Property Owners By:	June 25, 2019

Please note that **ALL** of these requirements **MUST** be met in order for your hearing to proceed as scheduled. If you have any questions regarding your notice requirements, please contact:

Ms. Jennifer L. Coates, Committee Staff
Baltimore City Council
Land Use and Transportation Committee
410-396-1260
Jennifer.CoatesOCS@gmail.com

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE POSTED BY JUNE 10, 2019 AND PUBLISHED BY JUNE 25, 2019, AS DISCUSSED ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.

BALTIMORE CITY COUNCIL

PUBLIC HEARING ON BILL 19-0346

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, July 10, 2019 at 1:05 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill 19-0346.

CC 19-0346 ORDINANCE – Repeal of Ordinance 96-032 – New Lexington Terrace Planned Unit Development

FOR the purpose of repealing Ordinance 96-032, as amended by Ordinance 98-235, which designated certain properties as a Residential Planned Unit Development known as New Lexington Terrace Planned Unit Development, and providing for a special effective date.

By repealing

Ordinance 96-032, as amended by Ordinance 98-235

NOTE: This bill is subject to amendment by the Baltimore City Council.

Applicant: Roman Catholic Archbishop of Baltimore

For more information, contact committee staff at 410 396-1260.

EDWARD REISINGER

Chair

SEND CERTIFICATION OF PUBLICATION TO:

Baltimore City Council
c/o Natawna B. Austin
Room 409, city Hall
100 N. Holliday Street
Baltimore, MD 21202

SEND BILL FOR THIS ADVERTISEMENT TO:

Roman Catholic Archbishop of Baltimore
c/o Mr. Ryan J. Potter, Esquire
Gallagher, Evelius & Jones, LLP
218 North Charles Street, suite 400
Baltimore, MD 21201

**ZONING
SUBTITLE 6 - NOTICES**

ARTICLE 32, § 5-601

§ 5-601. Map or text amendments; PUDs.

(a) Hearing required.

For a bill proposing a zoning map amendment, a zoning text amendment, or the creation or modification of a planned unit development, the City Council committee to which the bill has been referred must conduct a hearing at which:

- (1) the parties in interest and the general public will have an opportunity to be heard; and
- (2) all agency reports will be reviewed.

(b) Notice of hearing required.

Notice of the hearing must be given by each of the following methods, as applicable:

- (1) by publication in a newspaper of general circulation in the City;
- (2) for the creation or modification of a planned unit development and for a zoning map amendment, other than a comprehensive rezoning:
 - (i) by posting in a conspicuous place on the subject property; and
 - (ii) by first-class mailing of a written notice, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of the property to be rezoned; and
- (3) for a comprehensive rezoning:
 - (i) by posting in conspicuous places within and around the perimeter of the subject area or district, as the Department of Planning designates; and
 - (ii) by first-class mailing of a written notice, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of property within the subject area or district.

(c) Contents of notice.

The notice must include:

- (1) the date, time, place, and purpose of the public hearing;
- (2) the address of the subject property or a drawing or description of the boundaries of the area affected by the proposed rezoning; and
- (3) the name of the applicant.

(d) Number and manner of posted notices.

(1) For a zoning map amendment or the creation or modification of a planned unit development, the number and manner of posting is as follows:

- (i) for an individual property, at least 1 sign must be visible from each of the property's street frontages;
- (ii) for a comprehensive rezoning, a change in the boundaries of a zoning district, or the creation or modification of a planned unit development, at least 2 or more signs are required, as the Department of Planning designates;
- (iii) each sign must be posted at a prominent location, near the sidewalk or public right-of-way, so that it is visible to passing pedestrians and motorists;
- (iv) a window-mounted sign must be mounted inside the window glass and placed so that it is clearly visible to passing pedestrians and motorists; and
- (v) each sign must be at least 3 feet by 4 feet in size.

(2) Nothing in this subtitle prevents the voluntary posting of more notices than required by this subtitle.

(e) Timing of notices – In general.

The notice must be published, mailed, and, except as provided in subsection (f) of this section, posted:

- (1) at least 15 days before the public hearing; or
- (2) for a comprehensive rezoning, at least 30 days before the public hearing.

(f) Timing of notices – Posting for map amendment or PUDs.

For a zoning map amendment or the creation or modification of a planned unit development, the posted notice must be:

- (1) posted at least 30 days before the public hearing; and
- (2) removed within 48 hours after conclusion of the public hearing.

Baltimore City Council
Certificate of Posting - Public Hearing Notice

City Council Bill No.:

Today's Date: [Insert Here]

(Place a picture of the posted sign in the space below.)

Address:

Date Posted:

Name:

Address:

Telephone:

- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

THE NOTICE OF HEARING SIGN(S) MUST BE MADE IN ACCORDANCE WITH THE RULES OF THE BALTIMORE CITY BOARD OF MUNICIPAL AND ZONING APPEALS AND ARTICLE 32 – ZONING, SECTION 5-602 (SEE ATTACHMENT B) WHICH CAN BE OBTAINED FROM THE FOLLOWING WEBSITES:

<https://zoning.baltimorecity.gov/>

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

SIGNS MAY BE OBTAINED FROM A VENDOR OF YOUR CHOICE OR ANY OF THOSE LISTED BELOW:

RICHARD HOFFMAN
904 DELLWOOD DRIVE
BALTIMORE, MARYLAND 21047
PHONE: (443) 243-7360
E-MAIL: DICK_E@COMCAST.NET

JAMES EARL REID
LA GRANDE VISION
5517 HADDON AVENUE
BALTIMORE, MARYLAND 21207
PHONE: (443) 722-2552
E-MAIL: JamesEarlReid@aol.com or JamesEarlReid@aim.com

SIGNS BY ANTHONY
ANTHONY L. GREENE
2815 TODKILL TRACE
EDGEWOOD, MD 21040
PHONE: 443-866-8717
FAX: 410-676-5446
E-MAIL: bones_malone@comcast.net

LINDA O'KEEFE
523 PENNY LANE
HUNT VALLEY, MD 21030
PHONE: 410-666-5366
CELL: 443-604-6431
E-MAIL: LUCKYLINDA1954@YAHOO.COM

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Coates, Jennifer

Full Name: Darlene Miller
Last Name: Miller
First Name: Darlene
Company: Daily Record

Business Address: 443-524-8188 Direct, Line
United States of America

Business Fax: (410) 752-5469

E-mail: legalad@thedailyrecord.com

E-mail Display As: Darlene Miller - Daily Record (legalads@thedailyrecord.com)

Coates, Jennifer

Full Name: Michele Griesbauer
Last Name: Griesbauer
First Name: Michele
Company: Sunpaper - Advertising

Business Address: <http://ts.merlinone.com/scripts/foxisapi.dll/sur.x.go?WHK18OI--1>

Business: (410) 332-6381
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**CITY OF BALTIMORE
COUNCIL BILL 19-0346
(First Reader)**

Introduced by: Councilmembers Costello, Bullock

At the request of: Roman Catholic Archbishop of Baltimore

Address: c/o Ryan J. Potter, Esquire, Gallagher Evelius & Jones LLP, 218 North Charles Street,
Suite 400, Baltimore, Maryland 21201

Telephone: 410-951-1404

Introduced and read first time: March 11, 2019

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 **Repeal of Ordinance 96-032 – New Lexington Terrace Planned Unit Development**

3 FOR the purpose of repealing Ordinance 96-032, as amended by Ordinance 98-235, which
4 designated certain properties as a Residential Planned Unit Development known as New
5 Lexington Terrace Planned Unit Development; and providing for a special effective date.

6 BY repealing

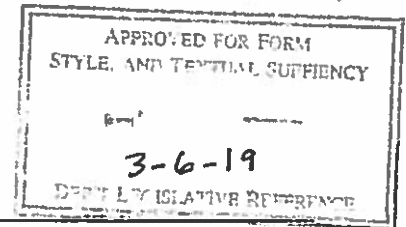
7 Ordinance 96-032, as amended by Ordinance 98-235

8 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
9 Ordinance 96-032, as amended by Ordinance 98-235, is repealed, and the authority conferred in
10 that Ordinance to designate certain properties as a Residential Planned Unit Development known
11 as the New Lexington Terrace Planned Unit Development is rescinded.

12 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
13 enacted.

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

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: Councilmember Costello
At the request of: Roman Catholic Archbishop of Baltimore
Address: c/o Ryan J. Potter, Esquire, Gallagher Evelius & Jones LLP, 218 North Charles Street,
Suite 400, Baltimore, Maryland 21201
Telephone: 410-951-1404

A BILL ENTITLED

AN ORDINANCE concerning

Repeal of Ordinance 96-032 – New Lexington Terrace Planned Unit Development

FOR the purpose of repealing Ordinance 96-032, as amended by Ordinance 98-235, which designated certain properties as a Residential Planned Unit Development known as New Lexington Terrace Planned Unit Development; and providing for a special effective date.

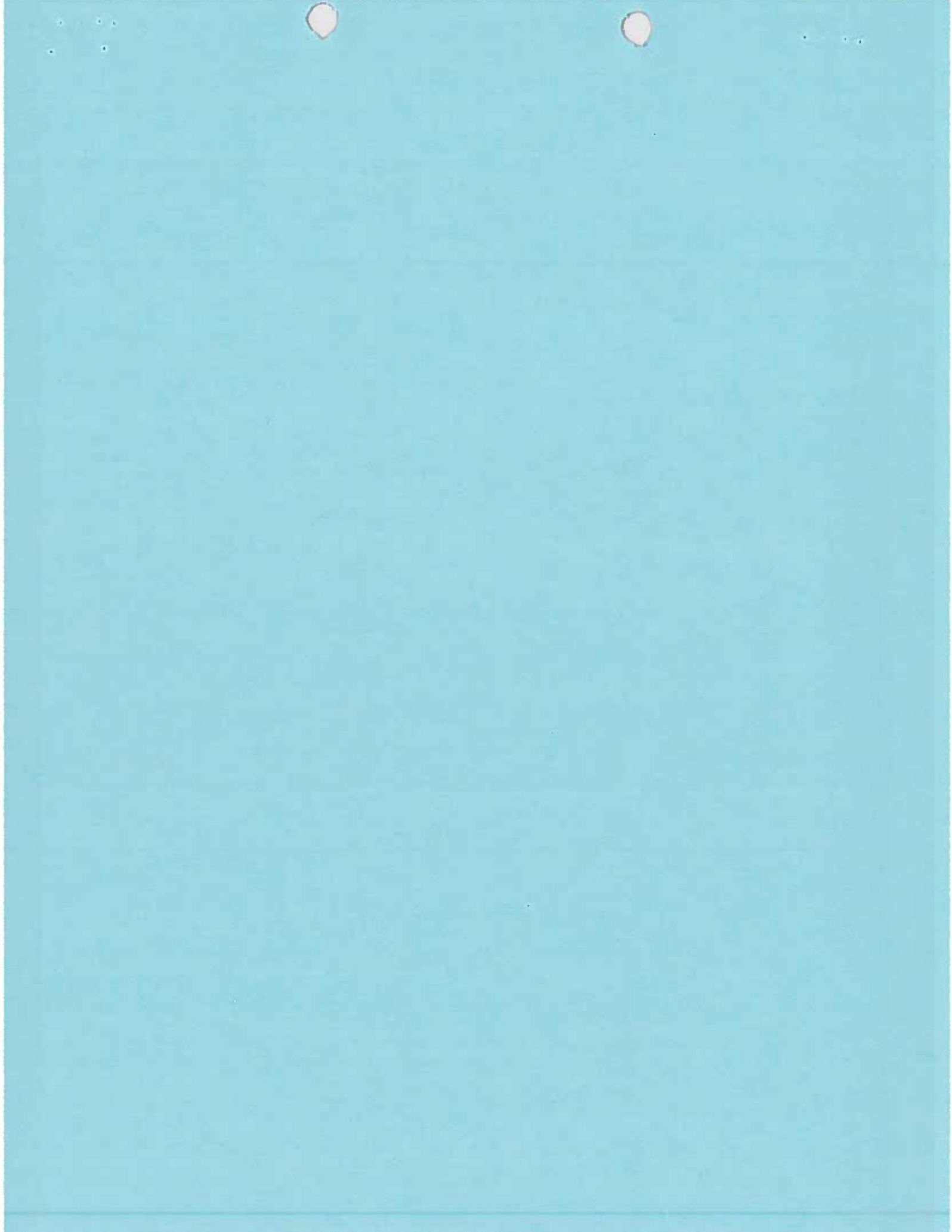
BY repealing

Ordinance 96-032, as amended by Ordinance 98-235

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Ordinance 96-032, as amended by Ordinance 98-235, is repealed, and the authority conferred in that Ordinance to designate certain properties as a Residential Planned Unit Development known as the New Lexington Terrace Planned Unit Development is rescinded.

SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is enacted.

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.



ACTION BY THE CITY COUNCIL

MAR 11 2019

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON July 10, _____ 20 19

COMMITTEE REPORT AS OF July 22, _____ 20 19

FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

Edmund Kewer
Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for
Third Reading on:

JUL 22 2019

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

AUG 19 2019

THIRD READING _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

President

Chief Clerk

STATEMENT OF INTENT

FOR

Property known as 732 W. Lexington Street and 763 Dr. Benjamin Quarles Place

1. Applicant's name, address, and telephone number: Roman Catholic Archbishop of Baltimore., c/o Ryan J. Potter, Esq., Gallagher Evelius & Jones LLP, 218 N. Charles Street, Suite 400, Baltimore, Maryland 21201 Telephone: (410) 727-7702

2. All proposed zoning changes for the property: Repeal existing Planned Unit Development

3. All intended uses of the property: School grades kindergarten through eighth grade.

4. Current owner's name, address, and telephone number:

As to 732 W. Lexington Street: The Mayor and City Council of Baltimore, City Hall, 100 N. Holliday Street, Suite 400, Baltimore, MD 21202 (410) 396-4804

As to 763 Dr. Benjamin Quarles Place: Housing Authority of Baltimore City, 417 E Fayette St #1339, Baltimore, MD 21202 (410) 396-3232

5. The property was acquired by the current owner on the following dates, by deeds recorded in the Land Records of Baltimore City:

As to 732 W. Lexington Street: See Exhibit A attached and made a part hereof

As to 763 Dr. Benjamin Quarles Place: See Exhibit B attached and made a part hereof

6. (a) There is ___ is not X a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are *{use additional sheet if necessary}*:

(ii) The purpose, nature, and effect of the contract are:

7. (a) The applicant is ___ is not X acting as an agent for another.




www.ck12.org

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are *{use additional sheet if necessary}*

AFFIDAVIT

I, Ryan J. Potter, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.



{Applicant's signature}

Date: March 6, 2019

EXHIBIT A TO STATEMENT OF INTENT
732 W. Lexington Street and 763 Dr. Benjamin Quarles Place

Deeds that convey title to 732 W. Lexington Street, Block 0586, lot 002, to
 MAYOR AND CITY COUNCIL OF BALTIMORE:

Date	Clerk	Libr	Folio	Interest	Description	Grantor
3/23/1988	PMB	7200	103	FS	1.1921 Acres +/-	HABC
6/5/1944	MLP	6614	087	FS	732-734 W. Lexington St.	Turnverein

Deed references for assemblage of 732 W. Lexington Street, Block 0586, lot 002:

Clerk	Libr	Folio	Interest	Former address	Grantee
MLP	9935	131	LH	224 Myrtle Ave.	HABC
MLP	9667	050	GR		HABC
MLP	9970	362	LH	222 Myrtle Ave.	HABC
MLP	9667	050	GR		HABC
MLP	9774	024	LH	220 Myrtle Ave.	HABC
MLP	9819	035	GR		HABC
MLP	9744	581	LH	218 Myrtle Ave.	HABC
MLP	9671	483	GR		HABC
MLP	10152	543	LH	216 Myrtle Ave.	HABC
MLP	9667	050	GR		HABC
MLP	9819	035	FS	208-214 Myrtle Ave.	HABC
			LH	206 Myrtle Ave.	
MLP	9667	050	GR		HABC
			LH	204 Myrtle Ave.	
MLP	9667	050	GR		HABC
MLP	9789	598	FS	202 Myrtle Ave.	HABC
MLP	9789	598	FS	724 W. Lexington St.	HABC
	9744	585	LH	726 W. Lexington St.	HABC
			GR		
MLP	9721	249	LH	728 W. Lexington St.	HABC
			GR		
MLP	6614	087	FS	732-734 W. Lexington St.	HABC
MLP	9686	589	FS	721-727 Waesche St.	HABC
MLP	10244	570	LH	729 Waesche St.	HABC
			GR		
MLP	9918	210	LH	731 Waesche St.	HABC
			GR		
MLP	9657	371	FS	740-746 W. Lexington St.	HABC
MLP	9742	401	LH	750 Waesche St.	HABC
MLP	9788	299	GR		HABC
MLP	9757	383	LH	748 Waesche St.	HABC
MLP	9803	022	GR		HABC
MLP	9935	129	LH	746 Waesche St.	HABC
MLP	9672	561	GR		HABC
MLP	9935	133	LH	744 Waesche St.	HABC
			GR		
MLP	9716	168	LH	742 Waesche St.	HABC
MLP	9730	055	GR		HABC
MLP	9744	600	LH	740 Waesche St.	HABC
MLP	9730	055	GR		HABC
MLP	9657	336	LH	728 Waesche St.	HABC
MLP	9672	561	GR		HABC
MLP	9950	166	LH	736 Waesche St.	HABC
MLP	9729	595	GR		HABC
MLP	9950	164	LH	734 Waesche St.	HABC
MLP	9672	561	GR		HABC
MLP	9781	123	LH	732 Waesche St.	HABC
MLP	9729	595	GR		HABC
MLP	9784	465	LH	730 Waesche St.	HABC
MLP	9672	561	GR		HABC
MLP	9691	517	FS	730 W. Lexington St.	HABC
JFC	0032	028	LH	736 W. Lexington St.	HABC
JFC	0033	157	GR		HABC
MLP	9684	596	LH	736-1/2 W. Lexington St.	HABC
MLP	9688	244	GR		HABC
MLP	9684	584	FS	738 W. Lexington St.	HABC

Bed of Bom Ct (10' wide) Myrtle (MLK) to Fremont	INQ10134/405	HABC
Bed of Alley (10' wide) rear of 216-224 Myrtle	INQ10134/405	HABC
Bed of Waesche (Josephine) (50' wide) Myrtle (MLK) to Fremont	INQ10170/535	HABC
Bed of Alley (3' wide) east of 721-727 Waesche St.	INQ10134/405	HABC
Bed of Alley (4' wide) rear of 721-727 Waesche St.	INQ10134/405	HABC
Bed of Alley (3' wide) rear of 204-214 Myrtle (MLK)	INQ10134/405	HABC
Bed of Alley (15' wide) south of 204 Myrtle(MLK)	INQ10134/405	HABC

#656474
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EXHIBIT B TO STATEMENT OF INTENT
732 W. Lexington Street and 763 Dr. Benjamin Quarles Place

Clerk	Liber	Folio	Interest	Former address	Grantee
MLP	10026	138	FS	764 W., Lexington St.	HABC
MLP	9755	175	FS	760 W. Lexington St.	HABC
PMB	6981	076	FS	754-758 W. Lexington St.	HABC
MLP	9657	371	FS	752 W. Lexington St.	HABC
MLP	9657	334	FS	750 W. Lexington St.	HABC
MLP	10029	549	FS	748 W. Lexington St.	HABC
MLP	9657	371	FS	740-746 W. Lexington St.	HABC
RHB	2806	247	FS	774-788 Waesche St.	HABC
MLP	9763	076	LH	772 Waesche St.	HABC
			GR		
MLP	9686	589	FS	764-770 Waesche St.	HABC
MLP	9686	589	LH	762 Waesche St.	HABC
MLP	9690	555	GR		HABC
MLP	9686	589	FS	760 Waesche St.	HABC
MLP	9691	519	GR		HABC
			LH	758 Waesche St.	
MLP	9752	331	GR		HABC
MLP	9873	330	FS	756 Waesche St.	HABC
MLP	10160	438	LH	754 Waesche St.	HABC
MLP	10246	046	GR		HABC
MLP	9768	505	FS	752 Waesche St.	HABC
MLP	9742	401	LH	750 Waesche St.	HABC
MLP	9788	299	GR		HABC
Bed of Bom Ct (10' wide) Myrtle (MLK) to Fremont INQ10134/405					HABC
Bed of Alley (10' wide) rear of 216-224 Myrtle INQ10134/405					HABC
Bed of Waesche (Josephine) (50' wide) Myrtle (MLK) to Fremont INQ10170/535					HABC

