

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 10-0568

Introduced by: Councilmember Clarke

At the request of: Stadium Place, Inc.

Address: c/o Nicole M. Lacoste Folks, Esquire, 2216 Essex Street, Baltimore, Maryland 21231

Telephone: 410-925-2942

Introduced and read first time: July 20, 2020

Assigned to: Land Use Committee

Committee Report: Favorable with amendments

Council action: Adopted

Read second time: November 2, 2020

AN ORDINANCE CONCERNING

Planned Unit Development – Amendment – Stadium Place

FOR the purpose of approving certain amendments to the Development Plan of the Stadium Place
Planned Unit Development.

BY authority of

Article 32 - Zoning

Section 5-201(a) and Title 13

Baltimore City Revised Code

(Edition 2000)

Recitals

By Ordinance 00-113, the Mayor and City Council (i) approved the application to have certain property located at the former site of Memorial Stadium, north of 33rd Street, south of 36th Street, east of Ellerslie Avenue, and west of Ednor Road (Block 3986-C, Ward 9, Section 21), consisting of 32.385 acres, more or less, as shown in the Development Plan comprised of the Plans entitled "Existing Conditions," dated November 15, 2000, and the "Proposed Conditions," dated November 15, 2000, designated as a Residential Planned Unit Development, and (ii) approved the Development Plan submitted by applicant.

In 2007 for approval of both Stadium Place Lot 2 Condominiums and Ednor II Senior Housing, 2009 for approval of Green House Residences, 2017 for approval of Village Center, and 2019 for approval of Gilchrist Center, representatives of the applicant met each time with the Department of Planning to gain approval for minor amendments to the Development Plan pursuant to § 13-402 of the Baltimore City Zoning Code.

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.

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1 Stadium Place, Inc. now wishes to amend: (i) certain provisions in Ordinance 00-113 to
2 comply with the current version of the Baltimore City Zoning Code, Article 32- Zoning,(ii)
3 certain uses as set forth in Ordinance 00-113, and (iii) the Development Plan, as previously
4 approved by the Mayor and City Council.

5 On January 14, 2020, representatives of the applicant met with the Department of Planning
6 for a preliminary conference to explain the scope and nature of additional proposed amendments
7 to Ordinance 00-113 and the Development Plan.

8 The representatives of the applicant have now applied to the Baltimore City Council for
9 approval of these amendments, and they have submitted amendments to provisions of Ordinance
10 00-113 and the Development Plan intended to satisfy the requirements of Baltimore City Code
11 Article 32 - Zoning § 5-201(a) and Title 13.

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
13 Section 2 of Ordinance 00-113 is hereby amended to read as follows:

14 **Ordinance 00-113**

15 SECTION 2. AND BE IT FURTHER ORDAINED, That in accordance with the
16 provisions of [Title 9, Subtitle 2] TITLE 13, SUBTITLE 2, the following uses are
17 permitted within the Planned Unit Development:

- 18 (a) all uses currently permitted in an R-7 Zoning District and additional
19 uses that may later be permitted in an R-7 Zoning District;
- 20 (b) all conditional uses of an R-7 Zoning District allowable by authority of
21 the Board of Municipal and Zoning Appeals;
- 22 (c) in addition, the following uses are permitted:
 - 23 (1) [housing for the elderly] AGE-RESTRICTED RESIDENTIAL-CARE
24 FACILITY, with a maximum of 600 units and all accessory uses,
25 including multipurpose rooms, dining facilities, personal
26 service shops, and other amenities primarily for the occupants
27 of the facility;
 - 28 (2) [convalescent, nursing, and rest homes (assisted living)]
29 RESIDENTIAL-CARE FACILITY, with a maximum of 60 beds for
30 the nursing home and 105 beds for assisted living;
 - 31 (3) [medical and dental clinics] HEALTH-CARE CLINICS;
 - 32 (4) [indoor and outdoor recreational facilities, multi-purpose
33 neighborhood centers,] RECREATION: INDOOR, RECREATION:
34 OUTDOOR, and community center (YMCA);
 - 35 (5) [adult day care] DAY-CARE CENTER: ADULT for no more than 60
36 adults; and

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1 (6) [day nurseries, group day care centers, and nursery school]
2 DAY-CARE CENTER: CHILD; and

3 (d) the following uses are permitted but are limited to the maximum
4 square footage designated below:

5 (1) offices – business and professional, not to exceed 5,000 square
6 feet in Area B and not to exceed 48,000 square feet in Area D;

7 (2) business establishment uses as permitted in a [B-1] C-1 Zoning
8 District, not to exceed 18,000 square feet in total usage;

9 (3) [computer training center] EDUCATIONAL FACILITY:
10 COMMERCIAL-VOCATIONAL, not to exceed 3,500 square feet,
11 FOR COMPUTER TRAINING PURPOSES ONLY;

12 (4) [pharmacy distribution center] RETAIL GOODS ESTABLISHMENT,
13 not to exceed 3,500 square feet, FOR PHARMACEUTICAL SALE
14 PURPOSES ONLY; and

15 (5) restaurants not to exceed [4,000] 8,000 square feet, with carry-
16 out permitted, but no fast food restaurant is permitted.

17 **SECTION 2. AND BE IT ORDAINED**, That the Mayor and City Council approves the
18 amendments to the Development Plan submitted by the Developer, as attached to and made part
19 of this Ordinance, including the following:

- 20 Sheet C-000 - Title Sheet, dated ~~July 13~~ September 8, 2020
- 21 Sheet C-100 - Existing Conditions, dated ~~July 13~~ September 8, 2020
- 22 Sheet C-200 - Site Plan, dated ~~July 13~~ September 8, 2020
- 23 Sheet C-300 - Drainage Area Map, dated ~~July 13~~ September 8, 2020
- 24 Sheet C-400 - Overall Development Master Plan, dated ~~July 13~~ September 8, 2020
- 25 Sheet C-401 - PUD Area Sheet, dated September 8, 2020
- 26 Sheet L-100 - Landscape Plan, dated ~~July 13~~ September 8, 2020
- 27 Sheet L-200 - Landscape Details, dated ~~July 13~~ September 8, 2020
- 28 Sheet A1.1 - Floor Plan, dated ~~July 13~~ September 8, 2020
- 29 Sheet A1.2 - Elevations, dated ~~July 13~~ September 8, 2020
- 30 Sheet A1.3 - Floor Plan and Elevations, dated ~~July 13~~ September 8, 2020.

31 **SECTION 3. AND BE IT FURTHER ORDAINED**, That all plans for the construction of permanent
32 improvements on the property are subject to final design approval by the Planning Commission
33 to insure that the plans are consistent with the Development Plan and this Ordinance.

34 **SECTION 4. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the
35 accompanying amended Development Plan and in order to give notice to the agencies that
36 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the
37 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor
38 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the
39 Director of Finance then shall transmit a copy of this Ordinance and the amended Development
40 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the

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

3 **SECTION 5. 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