

**CITY OF BALTIMORE
COUNCIL BILL 05-0162
(First Reader)**

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

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Board of
Municipal and Zoning Appeals, 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 –**
3 **Extra Space Storage/5910 Moravia Road**

4 FOR the purpose of approving the application of Extra Space Storage, LLC, contract purchaser of
5 5910 Moravia Road, consisting of approximately 6.61 acres, more or less, to have that
6 property designated a Business Planned Unit Development; and approving the Development
7 Plan submitted by the applicant.

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

13 **Recitals**

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

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

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

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

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 2005, to designate the property a Business Planned Unit Development under Title 9,
11 Subtitles 1 and 4 of the Baltimore City Zoning Code.

12 **SECTION 2. AND BE IT FURTHER ORDAINED,** That in accordance with the provisions of Title
13 9, Subtitles 1 and 4, the following uses are permitted within the Planned Unit Development:

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

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

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

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

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

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

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

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