

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 05-0229

Introduced by: Councilmembers Spector, D’Adamo, President Dixon, Councilmembers
Rawlings Blake, Holton, Harris, Conaway, Curran
At the request of: The Chimes
Address: c/o Alfred W. Barry, III, AB ASSOCIATES, One South Calvert Street, Suite 1150,
Baltimore, Maryland 21202
Telephone: 410-547-6900
Introduced and read first time: July 11, 2005
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: December 7, 2006

AN ORDINANCE CONCERNING

Planned Unit Development – Designation – Chimes School

FOR the purpose of approving the application of The Chimes, owner of certain property located at 4810, 4814, and 4815 Seton Drive, to have that property designated an Industrial Planned Unit Development; and approving the Development Plan submitted by the applicant.

By authority of
Article - Zoning
Title 9, Subtitles 1 and 5
Baltimore City Revised Code
(Edition 2000)

Recitals

The Chimes is the fee simple owner of property located at 4810, 4814, and 4815 Seton Drive, consisting of 3.868 acres, more or less.

The owner proposes to develop a new 30,000 square-foot school as part of The Chimes campus in the Seton Business Park.

On July 6, 2005, representatives of The Chimes met with the Department of Planning for a preliminary conference, to explain the scope and nature of existing and proposed development on the property and to institute proceedings to have the property designated an Industrial Planned Unit Development.

The representatives of The Chimes have now applied to the Baltimore City Council for designation of the property as an Industrial Planned Unit Development, and they have submitted a Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 5 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 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
2 Mayor and City Council approves the application of The Chimes, fee simple owner of the
3 property located at 4810, 4814, and 4815 Seton Drive, consisting of 3.868 acres, more or less, as
4 outlined on the accompanying Development Plan entitled “Chimes School”, consisting of Sheet
5 1, “Existing Conditions Plan”, dated ~~June 27, 2005~~ November 30, 2006, and Sheet 2, “Site
6 Plan”, dated ~~June 27, 2005~~ November 30, 2006, and Sheet 3, “Architectural Elevations”, dated
7 ~~June 27, 2005~~, to designate the property an Industrial Planned Unit Development under Title 9,
8 Subtitles 1 and 5 of the Baltimore City Zoning Code.

9 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Development Plan submitted by The
10 Chimes is approved.

11 **SECTION 3. AND BE IT FURTHER ORDAINED,** That the following uses are allowed in the
12 Industrial Planned Unit Development:

13 (a) all uses as allowed in an M-1 Zoning District under the Zoning Code of Baltimore
14 City and in the Reisterstown Plaza Transit Station Urban Renewal Area.

15 (b) the following uses are permitted uses: elementary, secondary schools: public or
16 private; and trade schools.

17 **SECTION 3 4. AND BE IT FURTHER ORDAINED,** That all plans for the construction of
18 permanent improvements on the property are subject to final design approval by the Planning
19 Commission to insure that the plans are consistent with the Development Plan and this
20 Ordinance.

21 **SECTION 4 5. AND BE IT FURTHER ORDAINED,** That the Planning Commission may
22 determine what constitutes minor or major modifications to the Plan. Minor modifications
23 require approval by the Planning Commission. Major modifications require approval by
24 Ordinance.

25 **SECTION 5 6. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
26 accompanying Development Plan and in order to give notice to the agencies that administer the
27 City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the
28 City Council shall sign the Development Plan; (ii) when the Mayor approves this Ordinance, the
29 Mayor shall sign the Development Plan; and (iii) the Director of Finance then shall transmit a
30 copy of this Ordinance and the Development Plan to the Board of Municipal and Zoning
31 Appeals, the Planning Commission, the Commissioner of Housing and Community
32 Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

33 **SECTION 6 7. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th
34 day after the date it is enacted.

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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