



**Council Bill 06-0385**

1 The owners propose to redevelop the properties, and the improvements are to include a new  
2 food supermarket and new or expanded retail stores in the existing mall, new pad site tenants on  
3 the northwest portion of the parking lot, and new retail buildings on the east and west ends of the  
4 mall.

5 On April 5, 2006, representatives of Mondawmin Business Trust, Northwest Associates, and  
6 subcontract consultants met with the Department of Planning for a pre-petition conference to  
7 explain the scope and nature of the proposed new Development Plan.

8 Mondawmin Business Trust and Northwest Associates have now applied to the Baltimore  
9 City Council for approval of the replacement Planned Unit Development, which is intended to  
10 satisfy the requirements of Title 9, Sections 1 and 4 of the Baltimore City Zoning Code.

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
12 Ordinance No. 77-348 is repealed.

13 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Mayor and City Council approves the  
14 replacement of the Planned Unit Development and approves the new Development Plan  
15 submitted by Mondawmin Business Trust and Northwest Associates, fee simple owners of the  
16 properties located at 2401 Liberty Heights Avenue, bordered on the north by Liberty Heights  
17 Avenue, on the west by Tioga Parkway, on the south by Gwynns Falls Parkway, and on the east  
18 by Monroe Street and Reisterstown Road, consisting of 45 acres, more or less, as outlined on the  
19 accompanying Development Plan entitled “Mondawmin Mall – Planned Unit Development”  
20 consisting of Sheet 1, “Title Sheet”, Sheet 2, “Existing Conditions Site Plan”, Sheet 3,  
21 “Development Plan”, Sheet 4, “Site Plan Review Committee Masterplan”, Sheet 5, “Landscape  
22 Plan”, Sheet 6, “Building Massing Plan”, Sheet 7, “Design Guidelines”, and Sheet 8, “Signage  
23 Plan”, all dated March 21, 2006, to designate the properties a Business Planned Development  
24 under Title 9, Subtitles 1 and 4 of the Baltimore City Zoning Code.

25 **SECTION 3. AND BE IT FURTHER ORDAINED,** That the following uses are allowed in the  
26 Business Planned Unit Development:

- 27 a. all permitted, accessory, and conditional uses for the B-2 Zoning District set out in §§  
28 6-306, 6-307 and 6-308 of the Baltimore City Zoning Code, subject to the  
29 requirements and provisions stated in that section except that there shall not be a need  
30 for further public hearings for any particular use.
- 31 b. the following permitted uses for the B-3 Zoning District set out in § 6-406 of the  
32 Baltimore City Zoning Code, subject to the requirements and provisions stated in that  
33 section:

- 34 artisans’ and craft work
- 35 automobile accessory stores – including repair and installation services
- 36 awnings, storm windows, and doors: sales and service
- 37 batteries and tires: sales and service
- 38 building and lumber material sales establishments with shops and yards
- 39 computer centers
- 40 dry cleaning establishments
- 41 fire and police stations
- 42 food commissaries, but not including drive-in restaurants
- 43 frozen food lockers

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1 fuel and ice sales  
2 garages and lots for bus and transit vehicles  
3 greenhouses  
4 hiring halls and work distribution centers  
5 industrial supplies: sales  
6 machinery: sales, rental, and service  
7 meat markets – including sale of meats and meat products to restaurants, hotels,  
8 clubs, and similar establishment  
9 microwave antennas (satellite dishes)  
10 motor vehicle rental establishments  
11 motor vehicle sales  
12 parcel collection and delivery stations  
13 parking, open off-street areas, other than accessory, for the parking of 4 or more  
14 motor vehicles  
15 pay distribution centers  
16 photographic printing and developing establishments  
17 plumbing, heating and electrical equipment showrooms and shops  
18 public utility service centers  
19 schools: commercial  
20 schools: trade  
21 schools and studios: music, dance and business  
22 ~~trailer sales and rentals~~  
23 vending machines for retail sale of products  
24 ~~warehousing and wholesale establishments, and storage, other than accessory to~~  
25 ~~permitted uses~~  
26 ~~welding equipment and supplies: sales and service~~  
27 woodworking: custom and custom furniture-making shops.

28 c. the following conditional uses for the B-3 Zoning District set out in § 6-408 of the  
29 Baltimore City Zoning Code, subject to the requirements and provisions stated in that  
30 section:

31 amusement arcades – located at least 500 feet from the boundary line of a church  
32 or school  
33 recreational facilities: indoor  
34 recreational facilities: outdoor.

35 d. In the area designated on the Development Plan as “Future Parcel B”, in addition to  
36 all uses allowed under paragraphs a., b., and c. above, residential uses shall be  
37 permitted as in the R-10 Zoning District.

38 **SECTION 5. AND BE IT FURTHER ORDAINED**, That the minimum yard requirements are not  
39 applicable to specific lots created within the Business Planned Unit Development but must  
40 otherwise be in compliance with the plans approved by the Planning Commission.

41 **SECTION 6. AND BE IT FURTHER ORDAINED**, That the maximum height of buildings on the  
42 properties and floor area requirements shall be as set forth in the Development Plan.

43 **SECTION 7. AND BE IT FURTHER ORDAINED**, That inasmuch as the Business Planned Unit  
44 Development is located within the Mondawmin Transit Station Urban Renewal Area, in case of a  
45 conflict between this Ordinance (including the Development Plan) and the Mondawmin Transit

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1 Station Urban Renewal Plan, this Ordinance shall prevail; and, this Ordinance having been the  
2 subject of public hearings, the community review provisions in C.4.b. of the Urban Renewal  
3 Plan shall not apply to any aspect of the approved Development Plan.

4 **SECTION 8. AND BE IT FURTHER ORDAINED,** That all plans for construction of permanent  
5 improvements on the properties must be reviewed by the Planning Commission to insure that the  
6 plans are consistent with the Development Plan and this Ordinance.

7 **SECTION 9. AND BE IT FURTHER ORDAINED,** That the Planning Department may determine  
8 what constitutes a minor or major amendment or modification to the Development Plan. Any  
9 changes determined to be minor require approval by the Planning Commission. Major  
10 amendments require approval by Ordinance.

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

19 **SECTION 11. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup>  
20 day 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