

**CITY OF BALTIMORE
COUNCIL BILL 13-0260
(First Reader)**

Introduced by: Councilmembers Stokes, Branch
At the request of: Helping Up Mission, Inc.
Address: c/o Caroline L. Hecker, Esquire, 25 South Charles Street, 21st Floor, Baltimore,
Maryland 21201
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Introduced and read first time: September 9, 2013

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, Department of General Services, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment 1 – New Lafayette Courts**

3 FOR the purpose of approving certain amendments to the Development Plan of the New Lafayette
4 Courts Planned Unit Development.

5 BY authority of
6 Article - Zoning
7 Title 9, Subtitles 1 and 2
8 Baltimore City Revised Code
9 (Edition 2000)

10 **Recitals**

11 By Ordinance 95-488, the Mayor and City Council (i) approved the application of the
12 Housing Authority of Baltimore City (HABC) to have certain property known as Lafayette
13 Courts, consisting of 21.5 acres, more or less, designated as a Residential Planned Unit
14 Development and (ii) approved the Development Plan submitted by the applicant.

15 The Helping Up Mission, Inc., the contract purchaser of the property known as 1200 East
16 Fayette Street, which is located within the Planned Unit Development, wishes to amend the
17 Development Plan, as previously approved by the Mayor and City Council, to modify the uses
18 permitted within the Planned Unit Development.

19 On August 28, 2013, representatives of the Helping Up Mission, Inc., met with the
20 Department of Planning for a preliminary conference to explain the scope and nature of the
21 proposed amendments to the Development Plan.

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

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1 The representatives of the Helping Up Mission, Inc., have now applied to the Baltimore City
2 Council for approval of these amendments, and they have submitted amendments to the
3 Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 2 of the
4 Baltimore City Zoning Code.

5 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
6 Section 3 of Ordinance 95-488 is amended to read as follows:

7 SEC. 3. AND BE IT FURTHER ORDAINED, That the Development
8 Plan approved hereby is subject to the following use and bulk regulations
9 and limitations:

10 The following uses are permitted within the Property:

- 11
12 H. A CONVALESCENT, NURSING, AND REST HOME
13 (SUBSTANCE ABUSE TREATMENT CENTER), WITH A
14 MAXIMUM OF 100 BEDS FOR IN-PATIENT TREATMENT
15 AND ACCOMMODATION, INCLUDING A MAXIMUM OF 15
16 BEDS FOR EMERGENCY OVERNIGHT ASSISTANCE AND
17 INCLUDING ACCESSORY OFFICE AND DAY CARE.

18 **SECTION 2. AND BE IT FURTHER ORDAINED,** That all plans for the construction of permanent
19 improvements on the property are subject to final design approval by the Planning Commission
20 to insure that the plans are consistent with the Development Plan and this Ordinance.

21 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
22 accompanying amended Development Plan and in order to give notice to the agencies that
23 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the
24 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor
25 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the
26 Director of Finance then shall transmit a copy of this Ordinance and the amended Development
27 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the
28 Commissioner of Housing and Community Development, the Supervisor of Assessments for
29 Baltimore City, and the Zoning Administrator.

30 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
31 after the date it is enacted.