

**CITY OF BALTIMORE
COUNCIL BILL 05-0307
(First Reader)**

Introduced by: Councilmember Spector, President Dixon, Councilmembers Holton,
Rawlings Blake, Young, Reisinger, Kraft, Harris, Conaway, Branch, Mitchell, Welch, Clarke
At the request of: The New Psalmist Baptist Church of Baltimore City, Inc.
Address: c/o Emerson L. Dorsey, Jr., Esquire, 100 East Pratt Street, 26th Floor, Baltimore,
Maryland 21202
Telephone: 410-752-9700

Introduced and read first time: December 8, 2005

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: Board of Municipal and Zoning Appeals, City
Solicitor, Planning Commission, 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 – Holy City of Zion**

3 FOR the purpose of approving the application of the Mayor and City Council of Baltimore, acting
4 by and through the Department of Housing and Community Development and The New
5 Psalmist Church of Baltimore City, Inc., to have those properties located at 6011 Marian
6 Drive, 6020 Marian Drive, and Ward 28, Section 2, Block 4285, Lot 17A designated a
7 Business Planned Unit Development; and approving the Development Plan submitted by the
8 applicant.

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

14 **Recitals**

15 The Mayor and City Council of Baltimore is the fee simple owner of properties located at
16 6011 Marian Drive (as shown on the tax assessment records of Baltimore City as Ward 28,
17 Section 2, Block 4285, Lot 17B), 6020 Marian Drive (as shown on the tax assessment records of
18 Baltimore City as Ward 28, Section 2, Block 4285, Lot 17C), and the 0.202 acre, more or less,
19 parcel on the west side of Metro Drive approximately 600.5 feet north of Mt. Hope Drive, as
20 shown on the tax assessment records of Baltimore City as Ward 28, Section 2, Block 4285, Lot
21 17A (collectively the “Marian Parcels”), consisting of 15.007 acres, more or less. By Land
22 Disposition Agreement dated June 30, 2005, and approved by the Board of Estimates on July 27,
23 2005, as amended, the Mayor and City Council of Baltimore, acting by and through the

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

1 Department of Housing and Community Development (“HCD”), agreed to transfer the Marian
2 Parcels to The New Psalmist Baptist Church of Baltimore City, Inc. (“New Psalmist”) for the
3 purpose of improving the Marian parcels for worship, the conduct of its ministries, and other
4 purposes.

5 New Psalmist proposes to develop the Marian Parcels for the following religious institution
6 and associated uses: a sanctuary for worship; adult and child day care; education and classrooms;
7 a chapel; a transportation center for the storage and maintenance of New Psalmist vehicles and
8 equipment; a family life/multi-purpose center to include physical culture and health services;
9 recreation and community center; and shared parking for all uses, including the church, which
10 intended uses are enumerated in Section 3 of this Ordinance.

11 On November 21, 2005, representatives of New Psalmist met with the Department of
12 Planning for a preliminary conference, to explain the scope and nature of existing and proposed
13 development on the property and to institute proceedings to have the property designated a
14 Business Planned Unit Development.

15 HCD and New Psalmist have now applied to the Baltimore City Council for designation of
16 the properties as a Business Planned Unit Development, and they have submitted a Development
17 Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 4 of the Baltimore City
18 Zoning Code.

19 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
20 Mayor and City Council approves the application of the Mayor and City Council of Baltimore,
21 acting by and through the Department of Housing and Community Development as “Owner” and
22 The New Psalmist Baptist Church of Baltimore City, Inc., as “Developer”, to have the properties
23 located at 6011 Marian Drive (as shown on the tax assessment records of Baltimore City as
24 Ward 28, Section 2, Block 4285, Lot 17B), 6020 Marian Drive (as shown on the tax assessment
25 records of Baltimore City as Ward 28, Section 2, Block 4285, Lot 17C), and the 0.202 acre, more
26 or less, parcel on the west side of Metro Drive approximately 600.5 feet north of Mt. Hope
27 Drive, as shown on the tax assessment records of Baltimore City as Ward 28, Section 2, Block
28 4285, Lot 17A (collectively the “Marian Parcels”), consisting of 15.007 acres, more or less, as
29 outlined on the accompanying Development Plan entitled “Holy City of Zion”, consisting of
30 Sheet 1, “Overall Context Plan”, dated November 15, 2005, Sheet 2, “Existing Conditions Plan”,
31 dated November 15, 2005, Sheet 3, “City/County Master Plan”, dated November 15, 2005, Sheet
32 4, “Development Plan”, dated November 15, 2005, and Sheet 5, “Architectural Elevations”,
33 dated _____, to designate the property a Business Planned Development under Title 9,
34 Subtitles 1 and 4 of the Baltimore City Zoning Code.

35 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Development Plan submitted by
36 Owner and Developer is approved.

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

39 (a) all uses as allowed in an M-1 Zoning District under the Zoning Code of Baltimore
40 City, as of the effective date of this Ordinance, and the Reisterstown Plaza Transit
41 Station Urban Renewal Area, as of the effective date of this Ordinance.

42 (b) the following uses as permitted uses: religious institutions and associated uses
43 including sanctuary/chapel/worship center; meeting and banquet halls; multi-purpose

1 center to include, but not limited to, physical culture and health services;
2 gymnasiums; reducing salons, day spa, barber shop and beauty shop; garage as
3 accessory for storage and repair of motor vehicles and equipment owned or leased by
4 owner; open off-street parking; child and adult day care;
5 education/technology/training center with classrooms, offices; senior housing (not to
6 exceed 120 units); facilities for preschool, elementary, secondary and post-secondary
7 education and training; offices; restaurant with accessory carry-out;

8
9 (c) open off-street parking for motor vehicles, the number of spaces for which will be
10 calculated on a cumulative basis for the City of Baltimore and Baltimore County
11 based on the number of seats in the main sanctuary, whether or not located upon the
12 same lot or within Baltimore City or Baltimore County (but on property owned by the
13 owner of the Marian Parcels within Seton Business Park); and

14 (d) directly and indirectly illuminated and fluctuating (including LED and electronic
15 digital) identification and directional signs and non-illuminated identification and
16 directional signs as shown on the Plans.

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

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

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