

**CITY OF BALTIMORE
COUNCIL BILL 15-0600
(First Reader)**

Introduced by: Councilmember Kraft

At the request of: Greektown LLC

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Introduced and read first time: December 7, 2015

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, 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 2 –**
3 **Greektown Redevelopment**

4 FOR the purpose of approving certain amendments to the Development Plan of the Greektown
5 Redevelopment Planned Unit Development.

6 BY authority of

7 Article - Zoning

8 Title 9, Subtitles 1 and 2

9 Baltimore City Revised Code

10 (Edition 2000)

11 **Recitals**

12 By Ordinance 06-192, as amended by Ordinance 15-352, the Mayor and City Council (i)
13 approved the application of Hale/KSI, LLC and Fait Avenue, LLC, to have certain properties
14 known as 820 Oldham Street, 4601 Foster Avenue, 4700 Fait Avenue, 4526 O'Donnell Street,
15 4600 O'Donnell Street, 4618 O'Donnell Street, 4620 O'Donnell Street, 4622 O'Donnell Street,
16 4624 O'Donnell Street, and 4500 Fait Avenue, designated as a Residential Planned Unit
17 Development and (ii) approved the Development Plan submitted by the applicant.

18 Greektown LLC wishes to amend the Development Plan, as previously approved by the
19 Mayor and City Council, to modify the uses permitted within the Planned Unit Development.

20 On November 3, 2015, representatives of the applicant met with the Department of Planning
21 for a preliminary conference to explain the scope and nature of the proposed amendments to the
22 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 applicant have now applied to the Baltimore City Council for
2 approval of these amendments, and they have submitted amendments to the Development Plan
3 intended to satisfy the requirements of Title 9, Subtitles 1 and 2 of the Baltimore City Zoning
4 Code.

5 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
6 Section 1 of Ordinance 15-352 is amended to read as follows:

7 SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF
8 BALTIMORE, That Section 4 of Ordinance 06-192 is amended as follows:

9 SECTION 4. AND BE IT FURTHER ORDAINED, That all permitted
10 and conditional uses of O-R, B-1, and B-2 districts are permitted in
11 Section B of the Planned Unit Development, as depicted on the
12 Development Plan, with the exception of:

13 [Dwellings; apartment] APARTMENT hotels; rooming
14 houses; foster homes; fraternity and sorority houses;
15 convalescent, nursing, and rest homes; housing for the
16 elderly; homes for non-bedridden alcoholics or homeless
17 persons; live entertainment and dancing.

18 The following additional use is permitted in Section B of the
19 Planned Unit Development:

20 1 restaurant: drive-in (including window service).

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

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

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