# CITY OF BALTIMORE ORDINANCE Council Bill 06-0373

Introduced by: Councilmembers Reisinger, Young At the request of: Waterview Avenue, LLC Address: c/o Martin F. Cadogan, Esquire, 1010 Hull Street, Suite 300, Baltimore, Maryland 21230 Telephone: 410-296-8500 Introduced and read first time: April 4, 2006 <u>Assigned to: Land Use and Transportation Committee</u> Committee Report: Favorable Council action: Adopted Read second time: August 14, 2006

### AN ORDINANCE CONCERNING

### Planned Unit Development – Amendment 1 – Waterview

- FOR the purpose of approving a certain amendment to the Development Plan of the Waterview
  Planned Unit Development.
- 4 By authority of
- 5 Article Zoning
- 6 Title 9, Subtitles 1 and 2
- 7 Baltimore City Revised Code
- 8 (Edition 2000)
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#### Recitals

- 10 By Ordinance 04-835, the Mayor and City Council approved the application of Waterview
- Avenue, LLC, to have certain property known as 3100 Waterview Avenue and Ward 25, Section
- 12 05, Block 7610, Lot 019, consisting of 8.8 acres, more or less, designated as a Residential
- 13 Planned Unit Development and approved the Development Plan submitted by the applicant.
- The owner wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to modify the parking space requirement.
- 16 On November 16, 2005, representatives of the applicant met with the Department of 17 Planning for a preliminary conference to explain the scope and nature of the proposed
- amendment to the Development Plan.
- 19 The representatives of the applicant have now applied to the Baltimore City Council for 20 approval of this amendment, and they have submitted an amendment to the Development Plan
- intended to satisfy the requirements of Title 9, Subtitles 1 and 2 of the Baltimore City Zoning
  Code.

EXPLANATION: CAPITALS indicate matter added to existing law. [Brackets] indicate matter deleted from existing law. <u>Underlining</u> 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 2 Section 3(d) of Ordinance 04-835 is amended to read as follows:

- 3 SECTION 3. AND BE IT FURTHER ORDAINED, That in accordance with the 4 provisions of Title 9, Subtitles 1 and 2, the following uses are allowed within the 5 Planned Unit Development:
- 6 (d) parking must be at least [2 spaces] 1 SPACE per dwelling unit.

7 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Mayor and City Council approves the 8 amendment to the Development Plan submitted by the Developer.

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

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

SECTION 5. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the 16 accompanying amended Development Plan and in order to give notice to the agencies that 17 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the 18 President of the City Council shall sign the amended Development Plan; (ii) when the Mavor 19 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the 20 Director of Finance then shall transmit a copy of this Ordinance and the amended Development 21 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the 22 Commissioner of Housing and Community Development, the Supervisor of Assessments for 23 Baltimore City, and the Zoning Administrator. 24

25 **SECTION 6. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30<sup>th</sup> day 26 after the date it is enacted.

## Council Bill 06-0373

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