

**CITY OF BALTIMORE
COUNCIL BILL 06-0469
(First Reader)**

Introduced by: Councilmember Holton

At the request of: 5205-5241, LLC

Address: c/o AB Associates, One South Calvert Street, Suite 1150, Baltimore, Maryland 21202

Telephone: 410-547-6900

Introduced and read first time: July 10, 2006

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 – Wyndholme Village**

3 FOR the purpose of approving certain amendments to the Development Plan of the Wyndholme
4 Village 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 96-092, the Mayor and City Council approved the application of Lancelotta
12 and Associates, Inc., to have certain property located at 5205 Frederick Avenue, consisting of
13 25.87 acres, more or less, designated as a Residential Planned Unit Development and approved
14 the Development Plan submitted by the applicant.

15 5205-5241, LLC, wishes to amend the Development Plan, as previously approved by the
16 Mayor and City Council, to permit the development of 213 dwelling units.

17 On May 11, 2006, representatives of 5205-5241, LLC, met with the Department of Planning
18 for a preliminary conference to explain the scope and nature of the proposed amendments to the
19 Development Plan.

20 The representatives of 5205-5241, LLC, have now applied to the Baltimore City Council for
21 approval of these amendments, and they have submitted amendments to the Development Plan
22 intended to satisfy the requirements of Title 9, Subtitles 1 and 2 of the Baltimore City Zoning
23 Code.

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

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1 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That the
2 Mayor and City Council approves the amendments to the Development Plan submitted by the
3 Developer, as attached to and made part of this Ordinance, including Sheet 1, “Existing
4 Conditions”, dated June 30, 2006, Sheet 2, “Site Plan”, dated June 30, 2006, Sheet 3,
5 “Landscape Schematic”, dated June 30, 2006, and Sheet 4, “Site Sections/Prototypical
6 Architectural Elevations”, dated June 30, 2006.

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

11 **SECTION 3. AND BE IT FURTHER ORDAINED**, That the Planning Department may determine
12 what constitutes minor or major modifications to the Plan. Minor modifications require approval
13 by the Planning Commission. Major modifications require approval by Ordinance.

14 **SECTION 4. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the
15 accompanying amended Development Plan and in order to give notice to the agencies that
16 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the
17 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor
18 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the
19 Director of Finance then shall transmit a copy of this Ordinance and the amended Development
20 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the
21 Commissioner of Housing and Community Development, the Supervisor of Assessments for
22 Baltimore City, and the Zoning Administrator.

23 **SECTION 5. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th day
24 after the date it is enacted.