

**CITY OF BALTIMORE
COUNCIL BILL 20-0568
(First Reader)**

Introduced by: Councilmember Clarke

At the request of: Stadium Place, Inc.

Address: c/o Nicole M. Lacoste Folks, Esquire, 2216 Essex Street, Baltimore, Maryland 21231

Telephone: 410-925-2942

Introduced and read first time: July 20, 2020

Assigned to: Land Use 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 – Stadium Place**

3 FOR the purpose of approving certain amendments to the Development Plan of the Stadium Place
4 Planned Unit Development.

5 BY authority of

6 Article 32 - Zoning

7 Section 5-201(a) and Title 13

8 Baltimore City Revised Code

9 (Edition 2000)

10 **Recitals**

11 By Ordinance 00-113, the Mayor and City Council (i) approved the application to have
12 certain property located at the former site of Memorial Stadium, north of 33rd Street, south of 36th
13 Street, east of Ellerslie Avenue, and west of Ednor Road (Block 3986-C, Ward 9, Section 21),
14 consisting of 32.385 acres, more or less, as shown in the Development Plan comprised of the
15 Plans entitled "Existing Conditions," dated November 15, 2000, and the "Proposed Conditions,"
16 dated November 15, 2000, designated as a Residential Planned Unit Development, and (ii)
17 approved the Development Plan submitted by applicant.

18 In 2007 for approval of both Stadium Place Lot 2 Condominiums and Ednor II Senior
19 Housing, 2009 for approval of Green House Residences, 2017 for approval of Village Center,
20 and 2019 for approval of Gilchrist Center, representatives of the applicant met each time with the
21 Department of Planning to gain approval for minor amendments to the Development Plan
22 pursuant to § 13-402 of the Baltimore City Zoning Code.

23 Stadium Place, Inc. now wishes to amend: (i) certain provisions in Ordinance 00-113 to
24 comply with the current version of the Baltimore City Zoning Code, Article 32- Zoning,(ii)

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

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1 certain uses as set forth in Ordinance 00-113, and (iii) the Development Plan, as previously
2 approved by the Mayor and City Council.

3 On January 14, 2020, representatives of the applicant met with the Department of Planning
4 for a preliminary conference to explain the scope and nature of additional proposed amendments
5 to Ordinance 00-113 and the Development Plan.

6 The representatives of the applicant have now applied to the Baltimore City Council for
7 approval of these amendments, and they have submitted amendments to provisions of Ordinance
8 00-113 and the Development Plan intended to satisfy the requirements of Baltimore City Code
9 Article 32 - Zoning § 5-201(a) and Title 13.

10 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
11 Section 2 of Ordinance 00-113 is hereby amended to read as follows:

12 **Ordinance 00-113**

13 SECTION 2. AND BE IT FURTHER ORDAINED, That in accordance with the
14 provisions of [Title 9, Subtitle 2] TITLE 13, SUBTITLE 2, the following uses are
15 permitted within the Planned Unit Development:

- 16 (a) all uses currently permitted in an R-7 Zoning District and additional
17 uses that may later be permitted in an R-7 Zoning District;
- 18 (b) all conditional uses of an R-7 Zoning District allowable by authority of
19 the Board of Municipal and Zoning Appeals;
- 20 (c) in addition, the following uses are permitted:
 - 21 (1) [housing for the elderly] AGE-RESTRICTED RESIDENTIAL-CARE
22 FACILITY, with a maximum of 600 units and all accessory uses,
23 including multipurpose rooms, dining facilities, personal
24 service shops, and other amenities primarily for the occupants
25 of the facility;
 - 26 (2) [convalescent, nursing, and rest homes (assisted living)]
27 RESIDENTIAL-CARE FACILITY, with a maximum of 60 beds for
28 the nursing home and 105 beds for assisted living;
 - 29 (3) [medical and dental clinics] HEALTH-CARE CLINICS;
 - 30 (4) [indoor and outdoor recreational facilities, multi-purpose
31 neighborhood centers,] RECREATION: INDOOR, RECREATION:
32 OUTDOOR, and community center (YMCA);
 - 33 (5) [adult day care] DAY-CARE CENTER: ADULT for no more than 60
34 adults; and
 - 35 (6) [day nurseries, group day care centers, and nursery school]
36 DAY-CARE CENTER: CHILD; and

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1 (d) the following uses are permitted but are limited to the maximum
2 square footage designated below:

3 (1) offices – business and professional, not to exceed 5,000 square
4 feet in Area B and not to exceed 48,000 square feet in Area D;

5 (2) business establishment uses as permitted in a [B-1] C-1 Zoning
6 District, not to exceed 18,000 square feet in total usage;

7 (3) [computer training center] EDUCATIONAL FACILITY:
8 COMMERCIAL-VOCATIONAL, not to exceed 3,500 square feet,
9 FOR COMPUTER TRAINING PURPOSES ONLY;

10 (4) [pharmacy distribution center] RETAIL GOODS ESTABLISHMENT,
11 not to exceed 3,500 square feet, FOR PHARMACEUTICAL SALE
12 PURPOSES ONLY; and

13 (5) restaurants not to exceed [4,000] 8,000 square feet, with carry-
14 out permitted, but no fast food restaurant is permitted.

15 **SECTION 2. AND BE IT ORDAINED**, That the Mayor and City Council approves the
16 amendments to the Development Plan submitted by the Developer, as attached to and made part
17 of this Ordinance, including the following:

- 18 Sheet C-000 - Title Sheet, dated July 13, 2020
- 19 Sheet C-100 - Existing Conditions, dated July 13, 2020
- 20 Sheet C-200 - Site Plan, dated July 13, 2020
- 21 Sheet C-300 - Drainage Area Map, dated July 13, 2020
- 22 Sheet C-400 - Overall Development Master Plan, dated July 13, 2020
- 23 Sheet L-100 - Landscape Plan, dated July 13, 2020
- 24 Sheet L-200 - Landscape Details, dated July 13, 2020
- 25 Sheet A1.1 - Floor Plan, dated July 13, 2020
- 26 Sheet A1.2 - Elevations, dated July 13, 2020
- 27 Sheet A1.3 - Floor Plan and Elevations, dated July 13, 2020.

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

31 **SECTION 4. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the
32 accompanying amended Development Plan and in order to give notice to the agencies that
33 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the
34 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor
35 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the
36 Director of Finance then shall transmit a copy of this Ordinance and the amended Development
37 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the
38 Commissioner of Housing and Community Development, the Supervisor of Assessments for
39 Baltimore City, and the Zoning Administrator.

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