

**CITY OF BALTIMORE  
COUNCIL BILL 14-0439  
(First Reader)**

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Introduced by: Councilmembers Kraft, Scott

At the request of: Binnacle Corporation

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Maryland 21201

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Introduced and read first time: September 22, 2014

Assigned to: Land Use and Transportation Committee

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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, Department of General Services, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment 1 –**  
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, the Mayor and City Council (i) approved the application of Hale/KSI,  
13 LLC and Fait Avenue, LLC to have certain properties known as 820 Oldham Street, 4601 Foster  
14 Avenue, 4700 Fait Avenue, 4526 O’Donnell Street, 4600 O’Donnell Street, 4618 O’Donnell  
15 Street, 4620 O’Donnell Street, 4622 O’Donnell Street, 4624 O’Donnell Street, and 4500 Fait  
16 Street (collectively, the “Property”), designated as a Residential Planned Unit Development and  
17 (ii) approved the Development Plan submitted by the applicant.

18 Binnacle Corporation (the “Applicant”), the contract purchaser of 4600 O’Donnell Street,  
19 4618 O’Donnell Street, 4620 O’Donnell Street, 4622 O’Donnell Street, and 4624 O’Donnell  
20 Street, wishes to amend the Development Plan, as previously approved by the Mayor and City  
21 Council, to modify the uses permitted in the Planned Unit Development.

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

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1 On August 14, 2014, representatives of the Applicant met with the Department of Planning  
2 for a preliminary conference to explain the scope and nature of the proposed amendments to the  
3 Development Plan.

4 The representatives of the Applicant have now applied to the Baltimore City Council for  
5 approval of these amendments, and they have submitted amendments to the Development Plan  
6 intended to satisfy the requirements of Title 9, Subtitles 1 and 2 of the Baltimore City Zoning  
7 Code.

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

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

13 Dwellings; apartment hotels; rooming houses; foster homes; fraternity and  
14 sorority houses; convalescent, nursing, and rest homes; housing for the  
15 elderly; homes for non-bedridden alcoholics or homeless persons.

16 THE FOLLOWING ADDITIONAL USE IS PERMITTED IN SECTION B OF THE PLANNED  
17 UNIT DEVELOPMENT:

18 1 RESTAURANT: DRIVE-IN.

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

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

31 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
32 after the date it is enacted.