

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 05-0308

Introduced by: Councilmember Reisinger
At the request of: GFI Raleigh, LLC
Address: c/o Rhodes Development, 6801 Eastern Avenue, Baltimore, Maryland 21224
Telephone: 410-631-9991
Introduced and read first time: December 8, 2005
Assigned to: Land Use and Transportation Committee

Committee Report: Favorable
Council action: Adopted
Read second time: April 4, 2006

AN ORDINANCE CONCERNING

1 Planned Unit Development – Designation – 1100 Wicomico Street

2 FOR the purpose of approving the application of GFI Raleigh, LLC, owner and developer of
3 certain property located in the Carroll Camden Urban Renewal Area, consisting of
4 approximately 2.02 acres, more or less, improved by an 8-story, 400,000 square foot building
5 and structured parking facility, as outlined and identified on the accompanying Development
6 Plan, to have that property designated an Industrial Planned Unit Development; and
7 approving the Development Plan submitted by the applicant.

8 BY authority of
9 Article - Zoning
10 Title 9, Subtitles 1 and 5
11 Baltimore City Revised Code
12 (Edition 2000)

13 Recitals

14 GFI Raleigh, LLC, is the fee simple owner of certain property, consisting of 2.02 acres,
15 more or less, of land and an 8-story, 400,000 square foot building and structured parking facility
16 in the Carroll Camden Urban Renewal Area, identified on the attached Development Plan as the
17 Raleigh Property (the "Property").

18 On November 15, 2005, representatives of GFI Raleigh, LLC, met with the Department of
19 Planning for a preliminary conference, to explain the scope and nature of existing and proposed
20 development on the property and to institute proceedings to have the property designated an
21 Industrial Planned Unit Development.

22 The representatives of GFI Raleigh, LLC, have now applied to the Baltimore City Council
23 for designation of the property as an Industrial Planned Unit Development, and they have

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining 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 submitted a Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 5
2 of the Baltimore City Zoning Code.

3 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
4 Mayor and City Council approves the application of GFI Raleigh, LLC, the owner and developer
5 of the property identified and outlined on the accompanying Development Plan entitled “1100
6 Wicomico Street”, consisting of Sheet 1, “Vicinity Plan”, dated November 15, 2005, and Sheet
7 2, “Proposed and Existing Conditions”, dated November 15, 2005, consisting of 2.02 acres, more
8 or less, to designate the property an Industrial Planned Development under Title 9, Subtitles 1
9 and 5 of the Baltimore City Zoning Code.

10 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Development Plan submitted by the
11 applicant is approved.

12 **SECTION 3. AND BE IT FURTHER ORDAINED,** That, in accordance with Title 9, Subtitles 1
13 and 5 of the Baltimore City Zoning Code, all uses as allowed in the M-1 and M-2 Zoning
14 Districts are allowed and authorized within the Industrial Planned Unit Development unless
15 otherwise stipulated. Additional uses within the Industrial Planned Unit Development shall be
16 allowed and authorized as follows:

17 Without limiting the uses allowed in the M-1 and M-2 Zoning Districts, the following are
18 also allowed and authorized as permitted uses within the Industrial Planned Unit
19 Development:

20 Furniture stores - including upholstery as an accessory use
21 Offices - business, governmental and professional (other than accessory)
22 Woodworking and furniture making: custom.

23 **SECTION 4. AND BE IT FURTHER ORDAINED,** That the maximum height of buildings on the
24 Property and floor area ratio requirements shall be as shown on the “Proposed and Existing
25 Conditions” plan and in accordance with the bulk regulations applicable in an M-2-2 Zoning
26 District.

27 **SECTION 5. AND BE IT FURTHER ORDAINED,** That the parking required for each use within
28 the PUD area shall be provided in accordance with the requirements of Title 10 of the Baltimore
29 City Zoning Code, as applicable to uses located in an M-2-2 Zoning District. The parking shall
30 be accommodated by surface lots and/or structured off-street facilities located within the PUD
31 area or outside of the PUD area if permitted pursuant to § 10-304 of the Baltimore City Zoning
32 Code. The Planning Commission has the discretion to permit the total count of parking spaces
33 required for all uses within any lot on the property to be reduced to reflect a demonstrated
34 reduction in the need for parking spaces due to shared use, public transportation, or other
35 appropriate causes.

36 **SECTION 6. AND BE IT FURTHER ORDAINED,** That the minimum yard requirements
37 applicable to any lot within the Industrial Planned Unit Development must conform to the
38 minimum yards currently provided and available as depicted on the Development Plan approved
39 by the Planning Commission.

40 **SECTION 7. AND BE IT FURTHER ORDAINED,** That the Planning Department may determine
41 what constitutes minor or major modifications to the Development Plan. Minor modifications

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1 require approval by the Planning Commission. Major modifications require approval by
2 Ordinance.

3 **SECTION 8. AND BE IT FURTHER ORDAINED,** That subsequent to the enactment of this
4 Ordinance, all plans for construction of permanent improvements on the exterior of the property
5 shall be reviewed and approved by the Planning Commission to insure that such plans are
6 reasonably consistent with the Development Plan and this Ordinance.

7 **SECTION 9. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
8 accompanying Development Plan and in order to give notice to the agencies that administer the
9 City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the
10 City Council shall sign the Development Plan; (ii) when the Mayor approves this Ordinance, the
11 Mayor shall sign the Development Plan; and (iii) the Director of Finance then shall transmit a
12 copy of this Ordinance and the Development Plan to the Board of Municipal and Zoning
13 Appeals, the Planning Commission, the Commissioner of Housing and Community
14 Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

15 **SECTION 10. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th
16 day after the date it is enacted.

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