# CITY OF BALTIMORE ORDINANCE \_\_\_\_\_\_ Council Bill 06-0509

Introduced by: Councilmembers Rawlings Blake, Spector

At the request of: Stone Mansion, LLC

Address: c/o Azola and Associates, Inc., 1414 Key Highway, Baltimore, Maryland 21230

Telephone: 443-829-6942

Introduced and read first time: August 14, 2006

Assigned to: Urban Affairs Committee

Committee Report: Favorable with amendments

Council action: Adopted

Read second time: January 22, 2007

#### AN ORDINANCE CONCERNING

### Planned Unit Development – Amendment – Cylburn Hills

- For the purpose of approving certain amendments to the Development Plan of the Cylburn Hills Planned Unit Development.
- 4 By authority of

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- 5 Article Zoning
- 6 Title 9, Subtitles 1 and 2
- 7 Baltimore City Revised Code
- 8 (Edition 2000)

9 Recitals

By Ordinance 93-266, the Mayor and City Council approved the application of Cylburn Hills Limited Partnership to have certain property bounded generally by Cylburn Park to the north and east, Greenspring Avenue to the west and Springarden Drive to the south, consisting of 18.7 acres, more or less, designated as a Residential Planned Unit Development and approved the Development Plan submitted by the applicant.

Stone Mansion, LLC, contract purchaser and developer of 4901 Springarden Drive, that property being owned by the City and last used as a private, educational institution, wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to permit the property to be used for offices and a coffee shop, as requested by the local community associations.

On July 11, 2006, representatives of Stone Mansion, LLC, met with the Department of Planning for a preliminary conference to explain the scope and nature of the proposed amendments to the Development Plan.

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 2 3 4	The representatives of Stone Mansion, LLC, have now applied to the Baltimore City Council for approval of these amendments, and they have submitted amendments to the Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 2 of the Baltimore City Zoning Code.		
5 6	SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Mayor and City Council approves the amendments to the Development Plan.		
7 8 9	<b>SECTION 2. AND BE IT FURTHER ORDAINED</b> , That on the property known as 4901 Springarden Drive, in the Cylburn Hills Planned Unit Development, the following uses are allowed:		
10	(a) all permitted, accessory, and conditional uses as allowed in the R-5 Zoning District.		
11	(b) additional uses allowed shall include:		
12	antique shop		
13	beauty shop		
14	candy and ice cream store		
15	florist shop		
16	library and art gallery		
17	multipurpose neighborhood center		
18	offices, including medical offices		
19	orthopedic and medical appliance store		
20	outdoor table service as an accessory use to a restaurant		
21	restaurant - no live entertainment or dancing		
22	travel bureau		
23	wine storage cellar		
24	warehouse/storage area not to exceed more than 2,500 square feet.		
25	SECTION 3. AND BE IT FURTHER ORDAINED, That all plans for the construction of		
26	permanent improvements on the property are subject to final design approval by the Planning		
27	Commission to insure that the plans are consistent with the Development Plan and this		
28	Ordinance.		
29	SECTION 4. AND BE IT FURTHER ORDAINED, That the Planning Commission may determine		
30	what constitutes minor or major modifications to the Plan. Minor modifications require approva		
31	by the Planning Commission. Major modifications require approval by Ordinance.		
32	SECTION 5. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the		
33	accompanying amended Development Plan and in order to give notice to the agencies that		
34	administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the		
35	President of the City Council shall sign the amended Development Plan; (ii) when the Mayor		
36	approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the		
37	Director of Finance then shall transmit a copy of this Ordinance and the amended Development		
38	Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the		
39	Commissioner of Housing and Community Development, the Supervisor of Assessments for		
40	Baltimore City, and the Zoning Administrator.		
41	SECTION 6. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30 <sup>th</sup> day		

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after the date it is enacted.

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Certified as duly passed this	day of	, 20
	_	President, Baltimore City Council
Certified as duly delivered to H	lis Honor, the Mayor,	
this day of	, 20	
		Chief Clerk
Approved this day of	, 20	
		Mayor, Baltimore City