

**CITY OF BALTIMORE
COUNCIL BILL 12-0062
(First Reader)**

Introduced by: Councilmember Kraft

At the request of: Holabird Manor, Inc.

Address: c/o Frank Scarfield, Sr., 6608 Holabird Avenue, Baltimore, Maryland 21224

Telephone: 410-633-2900

Introduced and read first time: April 16, 2012

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Designation – Holabird Manor Condominiums**

3 FOR the purpose of repealing the existing Planned Unit Development for Holabird Manor Senior
4 Retirement Community and approving a new Development Plan for the Holabird Manor
5 Condominiums 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 98-320, the Mayor and City Council approved the application of Holabird
13 Manor Inc., to have the properties known as 1717-1726 Nome Street, 1708, 1710, and 1712
14 Dundalk Avenue, and 6613 Hartwait Street, consisting of approximately 3.829 acres, more or
15 less, designated a Residential Planned Unit Development and approved the Development Plan as
16 submitted by the applicant.

17 Holabird Manor, Inc., proposes to consolidate these properties and to include additional
18 property to develop a condominium project to be known as Holabird Manor Condominiums and
19 wishes to rescind Ordinance 98-320 and to replace the existing Development Plan with a new
20 one.

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

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1 In March 2012, representatives of Holabird Manor, Inc., met with the Department of
2 Planning for a preliminary conference, to explain the scope and nature of existing and proposed
3 development on the properties and to institute proceedings to have the properties designated a
4 Residential Planned Unit Development.

5 The representatives of Holabird Manor, Inc., have now applied to the Baltimore City Council
6 for designation of the property as a Residential Planned Unit Development, and they have
7 submitted a Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 2
8 of the Baltimore City Zoning Code.

9 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
10 Ordinance 98-320 is repealed.

11 **SECTION 2. AND BE IT FURTHER ORDAINED BY THE MAYOR AND CITY COUNCIL OF**
12 **BALTIMORE,** That the Mayor and City Council approves the application of Holabird Manor, Inc.,
13 fee simple owner of 1717-1726 Manor Avenue (formerly Nome Street), 1708, 1710, 1712, 1714,
14 and 1716 Dundalk Avenue, 6608 Holabird Avenue, and 6613 Hartwait Street, consisting of 5.35
15 acres, more or less, as outlined on the accompanying Development Plan entitled “Holabird
16 Manor Condominiums”, dated February 24, 2012, consisting of Sheet ECP, “Existing Site
17 Conditions”, dated January 31, 2012; Sheet C-1, “Site Plan”, dated March 10, 2012; Sheet C-1B,
18 “Site Development Plan”, dated March 10, 2012; Sheet LS-1, “Landscape Plan”, dated March 16,
19 2012; and Sheet LS-2, “Landscape Details”, dated March 16, 2012, to designate the property a
20 Residential Planned Development under Title 9, Subtitles 1 and 2 of the Baltimore City Zoning
21 Code.

22 **SECTION 3. AND BE IT FURTHER ORDAINED,** That the Development Plan submitted by
23 Holabird Manor, Inc., is approved.

24 **SECTION 4. AND BE IT FURTHER ORDAINED,** That the following uses are permitted within
25 the Planned Unit Development:

26	(a) Primary uses:	Maximum
27	Efficiencies (6608 Holabird Avenue)	12 units
28	Housing for the elderly	57 units
29	Townhouse style units	23 units
30	Midrise units: non-senior	198 units
31	(b) Accessory uses:	Maximum total square footage
32	Property Management offices	Incl in Comm Space
33	Retail/Office Space	19,264 SF
34	Community Space(s)	5,660 SF

35 **SECTION 5. AND BE IT FURTHER ORDAINED,** That phasing of this project is not required to
36 be done in a specific order.

37 **SECTION 6. AND BE IT FURTHER ORDAINED,** That all plans for the construction of permanent
38 improvements on the property are subject to final design approval by the Planning Commission
39 to insure that the plans are consistent with the Development Plan and this Ordinance.

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1 **SECTION 7. AND BE IT FURTHER ORDAINED**, That the Planning Department may determine
2 what constitutes minor or major modifications of the Plan. Minor modifications require approval
3 by the Planning Commission. Major modifications require approval by Ordinance.

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

12 **SECTION 9. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th day
13 after the date it is enacted.