

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 12-0062

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
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: December 10, 201

AN ORDINANCE CONCERNING

1 Planned Unit Development – Designation – Holabird Manor Condominiums

2 FOR the purpose of repealing the existing Planned Unit Development for Holabird Manor Senior
3 Retirement Community and approving a new Development Plan for the Holabird Manor
4 Condominiums Planned Unit Development.

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

10 Recitals

11 By Ordinance 98-320, the Mayor and City Council approved the application of Holabird
12 Manor Inc., to have the properties known as 1717-1726 Nome Street, 1708, 1710, and 1712
13 Dundalk Avenue, and 6613 Hartwait Street, consisting of approximately 3.829 acres, more or
14 less, designated a Residential Planned Unit Development and approved the Development Plan as
15 submitted by the applicant.

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

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

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

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6 Ordinance 98-320 is repealed.

7 **SECTION 2. AND BE IT FURTHER ORDAINED BY THE MAYOR AND CITY COUNCIL OF**
8 **BALTIMORE,** That the Mayor and City Council approves the application of Holabird Manor, Inc.,
9 fee simple owner of 1717-1726 Manor Avenue (formerly Nome Street), 1708, 1710, 1712, 1714,
10 and 1716 Dundalk Avenue, 6608 Holabird Avenue, and 6613 Hartwait Street, consisting of 5.35
11 acres, more or less, as outlined on the accompanying Development Plan entitled “Holabird
12 Manor Condominiums”, dated ~~February 24, 2012, consisting of Sheet ECP, “Existing Site~~
13 ~~Conditions”, dated January 31, 2012; Sheet C-1, “Site Plan”, dated March 10, 2012; Sheet C-1B,~~
14 ~~“Site Development Plan”, dated March 10, 2012; Sheet LS-1, “Landscape Plan”, dated March 16,~~
15 ~~2012; and Sheet LS-2, “Landscape Details”, dated March 16, 2012~~ July 15, 2015, consisting of
16 Sheet ECP, “Existing Conditions Plan”, dated July 15, 2015; Sheet C-1B, “Site Development
17 Plan”, dated July 15, 2015; Sheet LS-1, “Landscape Plan”, dated July 15, 2015; and Sheet LS-2,
18 “Landscape Details”, dated July 15, 2015, to designate the property a Residential Planned
19 Development under Title 9, Subtitles 1 and 2 of the Baltimore City Zoning Code.

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

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

24	(a) Primary uses:	Maximum
25	Efficiencies (6608 Holabird Avenue)	12 units
26	Housing for the elderly	57 units
27	Townhouse style units	23 units
28	Midrise units: non-senior	198 units
29	<u>Housing for the elderly</u>	<u>130 units</u>
30	<u>Non-Senior Residential Units</u>	<u>180 units</u>
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.

Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City