

**CITY OF BALTIMORE
COUNCIL BILL 17-0049
(First Reader)**

Introduced by: Councilmember Schleifer

At the request of: Blue Ocean Realty

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Introduced and read first time: April 3, 2017

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Designation – Overlook at Roland Park**

3 FOR the purpose of approving the application of Blue Ocean Realty, contract purchaser of certain
4 property located at Ward 27, Section 15, Block 4820E, Lot 021, to have that property
5 designated a Residential Planned Unit Development; and approving the Development Plan
6 submitted by the applicant.

7 BY authority of

8 Article - Zoning

9 Title 9, Subtitles 1 and 2

10 Baltimore City Revised Code

11 (Edition 2000)

12 **Recitals**

13 Blue Ocean Realty is the contract purchaser of property located at Ward 27, Section 15,
14 Block 4820E, Lot 021.

15 Blue Ocean Realty proposes to develop a single multi-family dwelling, consisting of 132
16 dwelling units.

17 On March 27, 2017, representatives of Blue Ocean Realty met with the Department of
18 Planning for a preliminary conference, to explain the scope and nature of existing and proposed
19 development on the property and to institute proceedings to have the property designated a
20 Residential Planned Unit Development.

21 The representatives of Blue Ocean Realty have now applied to the Baltimore City Council for
22 designation of the property as a Residential Planned Unit Development, and they have submitted

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

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1 a Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 2 of the
2 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 Blue Ocean Realty, contract purchaser of the
5 property located at Ward 27, Section 15, Block 4820E, Lot 021, as outlined on the accompanying
6 Development Plan entitled “Overlook at Roland Park”, dated March 27, 2017, to designate the
7 property a Residential Planned Development under Title 9, Subtitles 1 and 2 of the Baltimore
8 City Zoning Code.

9 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Development Plan submitted by the
10 applicant, consisting of the following Exhibit Sheets, is approved:

11 Sheet 1, “Existing Conditions Plan”, dated March 27, 2017;

12 Sheet 2, “Proposed Site Plan”, dated March 27, 2017;

13 Sheet 3, “Exterior Elevations”, dated March 27, 2017; and

14 Sheet 4, “Proposed Landscape Plan”, dated March 27, 2017.

15 **SECTION 3. AND BE IT FURTHER ORDAINED,** That in accordance with the provisions of Title
16 9, Subtitles 1 and 2, the following use is allowed within the Planned Unit Development:

17 A single multiple-family dwelling unit consisting of 132 dwelling units.

18 **SECTION 4. AND BE IT FURTHER ORDAINED,** That off-street parking spaces must be provided
19 at a minimum of 1 space per dwelling unit.

20 **SECTION 5. AND BE IT FURTHER ORDAINED,** That Final Design approval will be required by
21 the Planning Commission.

22 **SECTION 6. AND BE IT FURTHER ORDAINED,** That the Planning Commission may determine
23 what constitutes minor or major modifications to the Plan. Minor modifications require approval
24 by the Planning Commission. Major modifications require approval by Ordinance.

25 **SECTION 7. AND BE IT FURTHER ORDAINED,** That all plans for the construction of permanent
26 improvements on the property are subject to final design approval by the Planning Commission
27 to insure that the plans are consistent with the Development Plan and this Ordinance.

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

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