

**Introduced by:** Councilmember Scott

**At the request of:** WH-Pulaski, LLC

Address: c/o Stanley S. Fine, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South Charles Street, Suite 21<sup>st</sup> Floor, Baltimore, Maryland 21201

Telephone: 410-727-6600

**Prepared by:** Department of Legislative Reference

**Date:** July 30, 2018

**Referred to:** **LAND USE AND TRANSPORTATION** Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 18 - 673

A BILL ENTITLED

AN ORDINANCE concerning

**Repeal of Ordinance 11-562 –  
6709 Pulaski Highway Planned Unit Development**

FOR the purpose of repealing Ordinance 11-562, which designated certain property as an Industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a special effective date.

BY repealing  
Ordinance 11-562



No. \_\_\_\_\_

**\*\*The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

**Agencies**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Department of Public Works         | <input checked="" type="checkbox"/> Baltimore City Public School System             |
| <input type="checkbox"/> Department of Real Estate                     | <input checked="" type="checkbox"/> Baltimore Development Corporation               |
| <input checked="" type="checkbox"/> Department of Recreation and Parks | <input checked="" type="checkbox"/> City Solicitor                                  |
| <input checked="" type="checkbox"/> Department of Transportation       | <input type="checkbox"/> Comptroller's Office                                       |
| <input checked="" type="checkbox"/> Fire Department                    | <input type="checkbox"/> Department of Audits                                       |
| <input type="checkbox"/> Health Department                             | <input type="checkbox"/> Department of Finance                                      |
| <input type="checkbox"/> Mayor's Office of Employment Development      | <input type="checkbox"/> Department of General Services                             |
| <input type="checkbox"/> Mayor's Office of Human Services              | <input checked="" type="checkbox"/> Department of Housing and Community Development |
| <input type="checkbox"/> Mayor's Office of Information Technology      | <input type="checkbox"/> Department of Human Resources                              |
| <input type="checkbox"/> Office of the Mayor                           | <input type="checkbox"/> Department of Planning                                     |
| <input type="checkbox"/> Police Department                             | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Other: _____                                  | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Other: _____                                  | <input type="checkbox"/> Other: _____   |

**Boards and Commissions**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Board of Public Works              | <input type="checkbox"/> Board of Estimates                                  |
| <input type="checkbox"/> Department of Real Estate                     | <input type="checkbox"/> Board of Ethics                                     |
| <input checked="" type="checkbox"/> Department of Recreation and Parks | <input checked="" type="checkbox"/> Board of Municipal and Zoning Appeals    |
| <input checked="" type="checkbox"/> Department of Transportation       | <input type="checkbox"/> Comm. for Historical and Architectural Preservation |
| <input checked="" type="checkbox"/> Fire Department                    | <input type="checkbox"/> Commission on Sustainability                        |
| <input type="checkbox"/> Health Department                             | <input type="checkbox"/> Employees' Retirement System                        |
| <input type="checkbox"/> Mayor's Office of Employment Development      | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Mayor's Office of Human Services              | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Mayor's Office of Information Technology      | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Office of the Mayor                           | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Police Department                             | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Other: _____                                  | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Other: _____                                  | <input type="checkbox"/> Other: _____  |

CITY OF BALTIMORE  
ORDINANCE **18-212**  
Council Bill 18-0273

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Introduced by: Councilmember Scott  
At the request of: WH-Pulaski, LLC  
Address: c/o Stanley S. Fine, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South Charles  
Street, Suite 21<sup>st</sup> Floor, Baltimore, Maryland 21201  
Telephone: 410-727-6600  
Introduced and read first time: August 6, 2018  
Assigned to: Land Use and Transportation Committee  
Committee Report: Favorable  
Council action: Adopted  
Read second time: October 29, 2018

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**AN ORDINANCE CONCERNING**

**1 Repeal of Ordinance 11-562 –**  
**2 6709 Pulaski Highway Planned Unit Development**

3 FOR the purpose of repealing Ordinance 11-562, which designated certain property as an  
4 Industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a  
5 special effective date.

6 BY repealing  
7 Ordinance 11-562

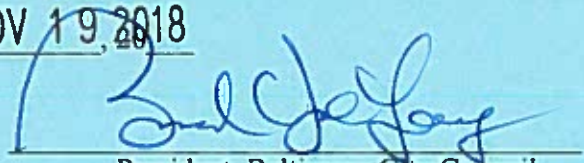
8 SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That  
9 Ordinance 11-562 is repealed, and the authority to designate certain property as an Industrial  
10 Planned Unit Development known as 6709 Pulaski Highway is rescinded.

11 SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is  
12 enacted.

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.

Council Bill 18-0273

Certified as duly passed this \_\_\_\_\_ day of NOV 19, 2018

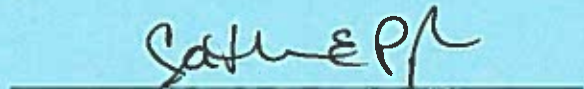
  
\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this \_\_\_\_\_ day of NOV 19 2018

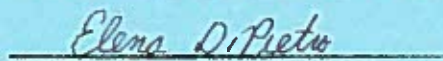
  
\_\_\_\_\_  
Chief Clerk

Approved this 13 day of December, 2018

  
\_\_\_\_\_  
Mayor, Baltimore City

Approved For Form and Legal Sufficiency

This 6<sup>th</sup> Day of December 2018

  
\_\_\_\_\_  
Chief Solicitor

**BALTIMORE CITY COUNCIL  
LAND USE AND TRANSPORTATION  
VOTING RECORD**

DATE: October 24, 2018

BILL#: 18-0273

BILL TITLE: Repeal of Ordinance 11-562 - 6709 Pulaski Highway Planned Unit Development

MOTION BY: Clarke      SECONDED BY: Dorsey

FAVORABLE

FAVORABLE WITH AMENDMENTS

UNFAVORABLE

WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>TOTALS</b>	6		1	

CHAIRPERSON: Sharon Middleton

COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC



# The Daily Record

11 East Saratoga Street  
Baltimore, MD 21202-2199  
(443) 524-8100  
<http://www.thedailyrecord.com>

## PUBLISHER'S AFFIDAVIT

Order #: 11628356  
Case #:  
Description:  
PUBLIC HEARING ON BILL NO. 18-0273

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

10/2/2018



Darlene Miller, Public Notice Coordinator  
(Representative Signature)

**Baltimore City**

**BALTIMORE CITY COUNCIL**  
**PUBLIC HEARING ON BILL NO. 18-0273**

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, October 24, 2018 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 18-0273.

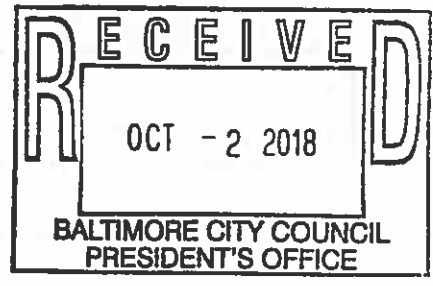
CC 18-0273 ORDINANCE - Repeal of Ordinance 11-562 - 6700 Pulaski Highway Planned Unit Development FOR the purpose of repealing Ordinance 11-562, which designated certain property as an Industrial Planned Unit Development known as 6700 Pulaski Highway; and providing for a special effective date.

By repealing Ordinance 11-562

NOTE: This bill is subject to amendment by the Baltimore City Council.  
Applicant: WH-PULASKI, LLC  
For more information contact Committee staff at (410) 396-1200.

EDWARD BEISINGER  
Chair

02



# The Daily Record

11 East Saratoga Street  
Baltimore, MD 21202-2199  
(443) 524-8100  
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By repealing  
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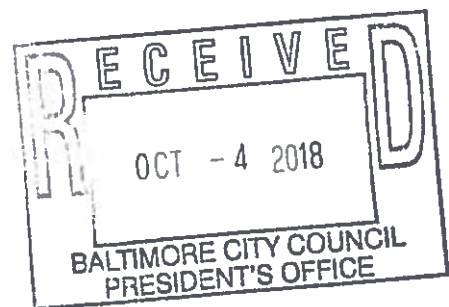
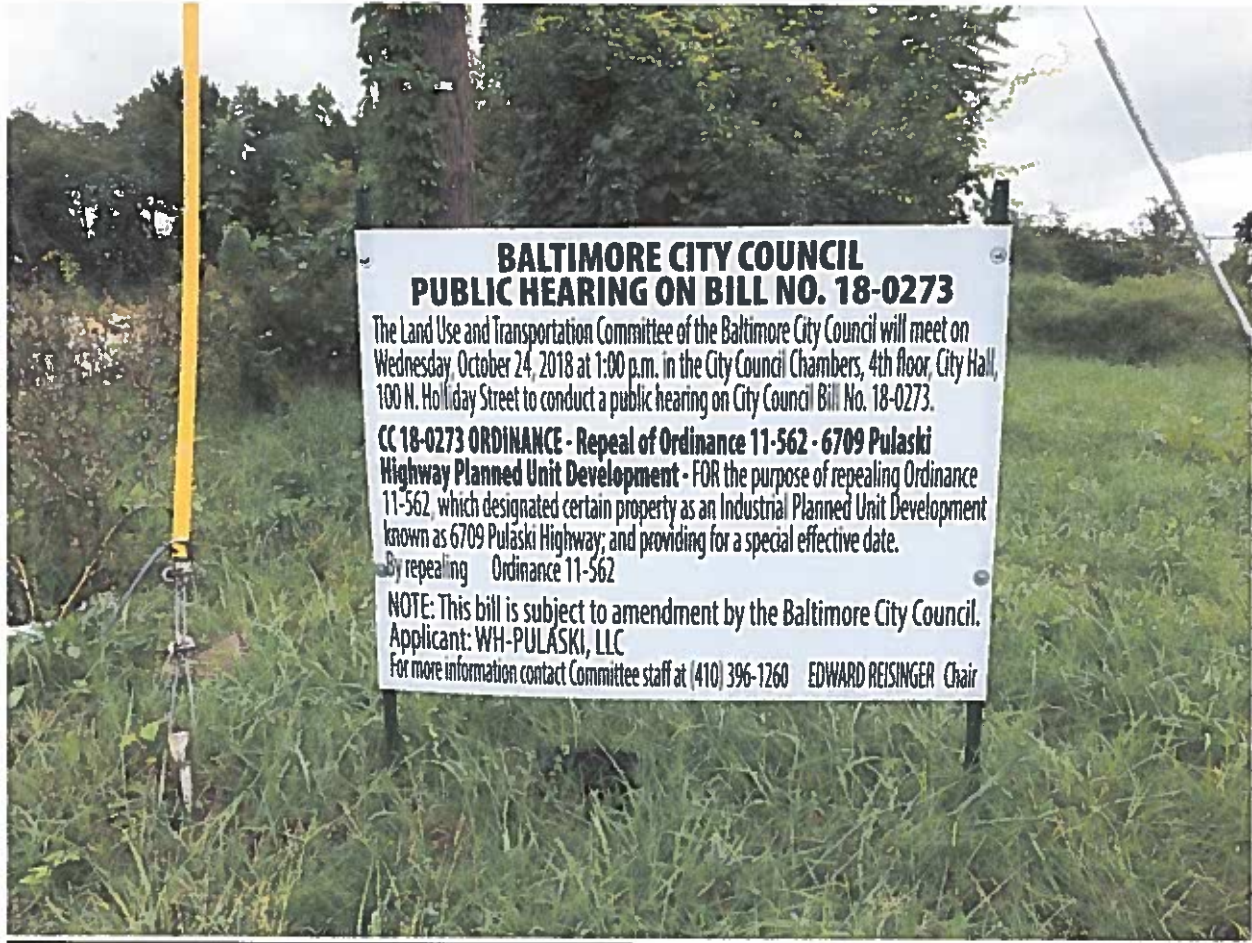
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Applicant: WH-PULASKI, LLC  
For more information contact Committee staff at (410) 396-1200.

EDWARD REISINGER  
Chair

02



**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**  
**City Council Bill No.: 18-0273**



- Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202



Today's Date: [9/24/2018]



(Place a picture of the posted sign in the picture box below.)

- Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202





**Address: 6715 Pulaski Highway**

**Date Posted: 9/24/2018**

**Name: Martin Ogle**

**Address: 9912 Maidbrook Rd Baltimore ,Md 21234**

**Telephone: 443-629-3411**

- Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202





**Rosenberg  
Martin  
Greenberg<sup>LLP</sup>**

**Maggie Giordano, Paralegal  
Direct Dial: 410.649.4987  
mgiordano@rosenbergmartin.com**

September 27, 2018

**VIA E-MAIL &  
FIRST CLASS MAIL**

Baltimore City Council  
c/o Natawna B. Austin  
Room 409, City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

**Re: Public Hearing on Bill No. 18-0273  
6709 Pulaski Highway, Baltimore, MD 21237**

Dear Ms. Austin:

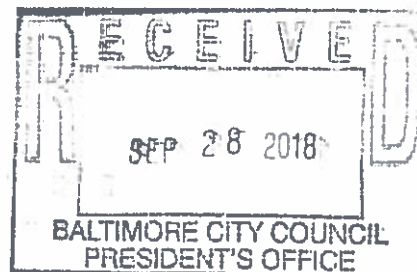
This letter is to certify under the penalties of perjury that the necessary notice required by law was mailed to the property owner, WH-Pulaski, LLC, at 300 E. Joppa Road, PI-6 Baltimore, MD 21286, via first-class mail, on September 27, 2108.

Very truly yours,

Maggie Giordano

/mag

4847-1907-1605, v. 1









Rosenberg  
Martin  
Greenberg<sup>LLP</sup>

Maggie Giordano, Paralegal  
Direct Dial: 410.649.4987  
mgiordano@rosenbergmartin.com

September 27, 2018

WH-Pulaski, LLC  
300 E. Joppa Road, PI-6  
Baltimore, MD 21286

**Re: Baltimore City Council  
Public Hearing on Bill No. 18-0273  
Your Property: 6709 Pulaski Highway, Baltimore, MD 21237**

Dear Property Owner:

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, October 24, 2018 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 18-0273.

CC 18-0273 - ORDINANCE - Repeal of Ordinance 11-562 - 6709 Pulaski Highway Planned Unit Development FOR the purpose of repealing Ordinance 11-562, which designated certain property as an Industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a special effective date.

By repealing Ordinance 11-562

NOTE: This bill is subject to amendment by the Baltimore City Council.

Applicant: WH-PULASKI, LLC

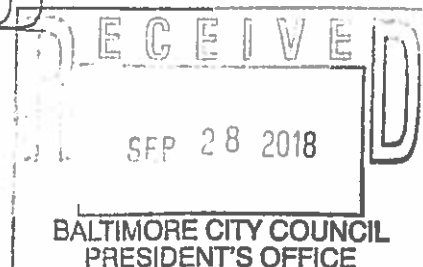
For more information contact Committee staff at (410) 396-1260.

EDWARD REISINGER, Chair

Very truly yours,

Maggie Giordano

/mag  
4815-9863-5636, v. 1





U.S. POSTAGE >>> PITNEY BOWES



ZIP 21201 \$ 000.47<sup>0</sup>  
02 4W  
0000332426 SEP 27 2018



WH-Pulaski, LLC  
300 E. Joppa Road, P1-6  
Baltimore, MD 21286

Rosenberg  
Martin  
Greenberg<sup>LLP</sup>



RECEIVED  
SEP 28 2018  
BALTIMORE CITY COUNCIL  
PRESIDENT'S OFFICE





Rosenberg  
Martin  
Greenberg<sup>LLP</sup>

Maggie Giordano, Paralegal  
Direct Dial: 410.649.4987  
mgiordano@rosenbergmartin.com

September 27, 2018

**VIA E-MAIL &  
FIRST CLASS MAIL**

Baltimore City Council  
c/o Natawna B. Austin  
Room 409, City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

**Re: Public Hearing on Bill No. 18-0273  
6709 Pulaski Highway, Baltimore, MD 21237**

Dear Ms. Austin:

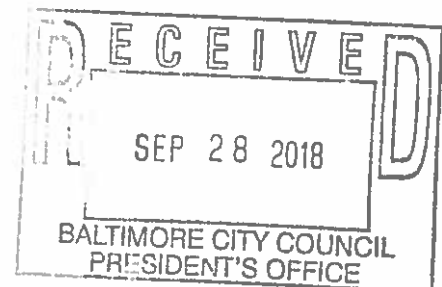
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Very truly yours,

Maggie Giordano

/mag

4847-1907-1605, v. 1



4847-1907-1605, v. 1

25 South Charles Street, 21st Floor  
Baltimore, MD 21201-3305

T 410.727.6600  
F 410.727.1115

rosenbergmartin.com





Rosenberg  
Martin  
Greenberg<sup>LLP</sup>

Maggie Giordano, Paralegal  
Direct Dial: 410.649.4987  
mgiordano@rosenbergmartin.com

September 27, 2018

WH-Pulaski, LLC  
300 E. Joppa Road, PI-6  
Baltimore, MD 21286

**Re: Baltimore City Council  
Public Hearing on Bill No. 18-0273  
Your Property: 6709 Pulaski Highway, Baltimore, MD 21237**

Dear Property Owner:

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CC 18-0273 - ORDINANCE - Repeal of Ordinance 11-562 - 6709 Pulaski Highway Planned Unit Development FOR the purpose of repealing Ordinance 11-562, which designated certain property as an Industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a special effective date.

By repealing Ordinance 11-562

NOTE: This bill is subject to amendment by the Baltimore City Council.

Applicant: WH-PULASKI, LLC

For more information contact Committee staff at (410) 396-1260.

EDWARD REISINGER, Chair

Very truly yours,

Maggie Giordano

/mag  
4815-9863-5636, v. 1

4815-9863-5636, v. 1

25 South Charles Street, 21st Floor  
Baltimore, MD 21201-3305

T 410.727.6600  
F 410.727.1115

rosenbergmartin.com

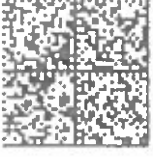




Rosenberg  
Martin  
Greenberg<sup>LLP</sup>




U.S. POSTAGE >> PITNEY BOWES  
ZIP 21201 \$ 000.47<sup>0</sup>  
02 4W  
0000332426 SEP 27 2018



WH-Pulaski, LLC  
300 E. Joppa Road, PI-6  
Baltimore, MD 21286



*TJA*

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #18-0273 – REPEAL OF 6709 PULASKI HIGHWAY PUD		

DATE: September 7, 2018

**TO**  
 The Honorable President and  
 Members of the City Council  
 City Hall, Room 400  
 100 North Holliday Street

At its regular meeting of September 6, 2018, the Planning Commission considered City Council Bill #18-0273, for the purpose of repealing Ordinance 11-562 as an Industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #18-0273 and adopted the following resolution; eight members being present (eight in favor):

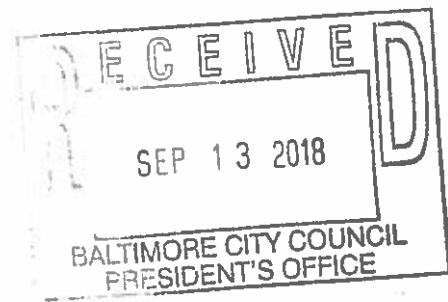
**RESOLVED**, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #18-0273 be passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

TJS/EWT

Attachment

- cc: Mr. Pete Hammen, Chief Operating Officer  
 Mr. Jim Smith, Chief of Strategic Alliances  
 Ms. Karen Stokes, Mayor's Office  
 Mr. Colin Tarbert, Mayor's Office  
 Mr. Kyron Banks, Mayor's Office  
 The Honorable Edward Reisinger, Council Rep. to Planning Commission  
 Mr. William H. Cole IV, BDC  
 Mr. Derek Baumgardner, BMZA  
 Mr. Geoffrey Veale, Zoning Administration  
 Ms. Sharon Daboin, DHCD  
 Ms. Eboni Wimbush, DOT  
 Ms. Elena DiPietro, Law Dept.  
 Mr. Francis Burnszynski, PABC  
 Ms. Natawna Austin, Council Services  
 Mr. Ervin Bishop, Council Services  
 Mr. Justin Williams, Attorney for Applicant



*F*





Catherine E. Pugh  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

September 6, 2018

**REQUEST:** City Council Bill #18-0273/ Repeal of Ordinance 11-562 – 6709 Pulaski Highway Planned Unit Development:

For the purpose of repealing Ordinance 11-562, which designated certain property as an Industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Ivor Quashie

**PETITIONER:** WH-Pulaski, LLC, c/o Justin Williams, Esq.

**OWNER:** WH-Pulaski, LLC

#### **SITE/GENERAL AREA**

Site Conditions: The subject property is on the south side of Pulaski Highway between I-895 and I-95 and just across the street from the Baltimore City Fire Academy. The site is 19+ acres in size and is zoned I-2. The land is currently unimproved, having undergone demolition and environmental remediation from its former use as a trash incinerator.

General Area: Pulaski Highway has a broad mix of auto-oriented and industrial uses.

#### **HISTORY**

- Ordinance #11-562 signed on December 5, 2011, established the 6709 Pulaski Highway Planned Unit Development #153.

#### **ANALYSIS**

Background: This Planned Unit Development (PUD) created on December 5, 2011, enabled the development of a shopping center with commercial uses that would not have otherwise been allowed in the M-2-1 district. The PUD is no longer needed for the current applicant's proposed use of the property, and so the repeal of the PUD has been requested.

Development efforts pursuant to the approval of the PUD were delayed due to the passing of one of the previous principals of the developer, and the property currently sits unimproved. The developer has now resumed planning for the development of the Property and its current plans include a Sunbelt Rentals facility, along with several spaces for industrial users. In the years since the PUD was enacted, the City Council enacted Transform Baltimore, under which the Property was rezoned to the I-2 Zoning District. The Zoning Administrator has determined that

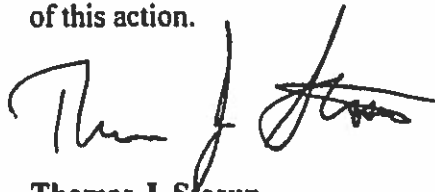


the new zoning designation allows for the proposed development of the Property, and as a result, it can be developed under the I-2 zoning without the need for the PUD.

The majority of the proposed site will be dedicated to the outdoor storage of heavy construction equipment. As shown on the conceptual plan for the site, a ±4.16-acre area is proposed, on which large equipment such as aerial work platforms, generators, forklifts, and earthmovers will be stored, as well as a ±12,000-SF warehouse in which equipment will be repaired and general construction tools and smaller equipment will be stored.

The applicants have verified that the underlying zoning meets their present and future needs, and have therefore requested that the PUD be repealed.

Notification: The Baltimore Industrial Group and Councilman Brandon Scott have been notified of this action.

A handwritten signature in black ink, appearing to read "Thomas J. Stosur". The signature is written in a cursive, flowing style with a large initial "T" and "S".

**Thomas J. Stosur**  
**Director**





CITY OF BALTIMORE

CATHERINE E PUGH, Mayor



BOARD OF MUNICIPAL AND  
ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director  
417 E. Fayette Street, Room 1432  
Baltimore, Maryland 21202

October 19, 2018

The Honorable President and  
Members of the City Council  
City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

**RE: CC Bill #18-0273 Repeal of Ordinance 11-562 – 6709 Pulaski Highway  
Planned Unit Development**

Ladies and Gentlemen:

City Council Bill No. 18-273 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

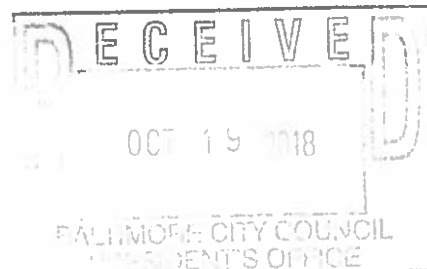
The purpose of City Council Bill No. 18-273 is to repeal Ordinance 11-562, which designated certain properties as an Industrial Planned Unit Development known at 6709 Pulaski Highway; and provide for a special effective date.

BMZA has reviewed the proposed legislation and defers to HCD and Planning on this matter.

Sincerely,


Derek J. Baumgardner  
Executive Director

CC: Mayors Office of Council Relations  
City Council President  
Legislative Reference



*Defers to HCD & Planning*



FROM	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE  M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 18-0273		

TO Mayor Catherine E. Pugh

DATE: 8/29/18

TO: Land Use and Transportation Committee

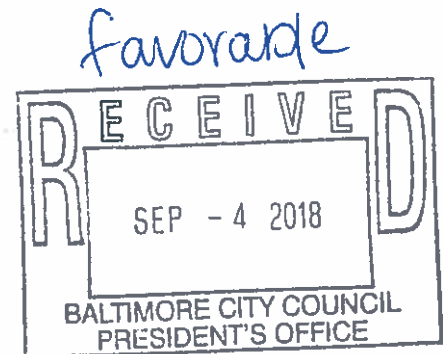
FROM: Department of Transportation

POSITION: Support

RE: Council Bill – Repeal of ordinance 11-562 – 6709 Pulaski Highway Planned Unit Development

**INTRODUCTION** – For the purpose of repealing Ordinance 11-562, which designated certain property as an Industrial Planned Unit Development (PUD) known as 6709 Pulaski Highway; and providing for a special effective date.

**PURPOSE/PLANS** – The repeal makes null and void any previous Traffic Mitigation Agreements (TMA) that may have been executed for the PUD. New development will be subject to Traffic Impact Study (TIS) requirements per Ordinance 11-529.



**AGENCY/DEPARTMENT POSITION** –

The Department of Transportation Supports City Council 18-0273.

If you have any questions, please do not hesitate to contact Josh Taylor at [Josh.Taylor@baltimorecity.gov](mailto:Josh.Taylor@baltimorecity.gov), 443-604-3352.

Sincerely,

Michelle Pourciau  
Director



CITY OF BALTIMORE

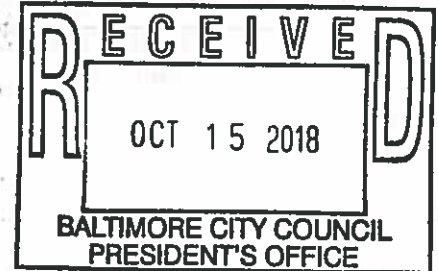
CATHERINE E. PUGH,  
Mayor



DEPARTMENT OF LAW  
ANDRE M. DAVIS, CITY SOLICITOR  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202

October 15, 2018

The Honorable President and Members  
of the Baltimore City Council  
Attn: Natawna B. Austin, Executive Secretary  
Room 409, City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202



*Favorable*

Re: City Council Bill 18-0273 - Repeal of Ordinance 11-562 - 6709 Pulaski Highway  
Planned Unit Development

Dear Mr. President and City Council Members:

The Law Department has reviewed City Council Bill 18-0273 for form and legal sufficiency. The bill repeals Ordinance 11-562, which designated certain properties as an Industrial Planned Unit Development known as 6709 Pulaski Highway. The bill has an immediate effective date.

The Law Department notes that upon repeal of a PUD, the uses and structures in the affected area, in some instances, may be considered non-conforming uses. The legal disposition of non-conforming uses and structures are regulated by Title 18 of Article 32. The Article places restrictions on changes in the uses and structures designated as non-conforming. Parties therefore are encouraged to review the Article to determine the legal constraints on property development following the repeal of the PUD.

The Staff Report from the Planning Department ("Report"), however, indicates that the property is unimproved. Report at 1. Thus, the application of Title 18 is moot.

The Law Department is prepared to approve the bill as drafted.

Sincerely,

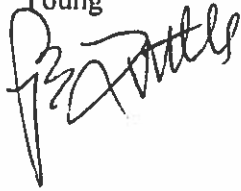
A handwritten signature in black ink, appearing to read "Victor K. Tervala".

Victor K. Tervala  
Chief Solicitor

**cc: Andre M. Davis, City Solicitor  
Karen Stokes, Director, Mayor's Office of Government Relations  
Kyron Banks, Mayor's Legislative Liaison  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Hilary Ruley, Chief Solicitor  
Ashlea Brown, Assistant Solicitor**

TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young  
FROM: Peter Little, Executive Director  
DATE: August 14, 2018  
RE: City Council Bill 18-0273



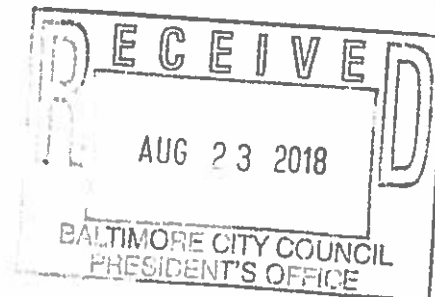
**PARKING**  
OF BALTIMORE CITY  
**AUTHORITY**

I am herein reporting on City Council Bill 18-0273 introduced by Councilman Scott at the request of WH-Pulaski, LLC.

The purpose of this bill is to repeal Ordinance 11-562, which designated certain property as an industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a special effective date. Future development will use the underlying zoning district as prescribed by the Zoning Code (I-2).

The Parking Authority of Baltimore City reviewed the proposed legislation. The legislation does not explicitly address parking. This site is not located where the Parking Authority administers any on-street parking programs. As building plans and uses for the property become more defined, the Parking Authority will be involved through Site Plan Review and Planning Commission hearings to ensure that parking demand is adequately addressed and negative effects to parking because of development on this site are mitigated.

Based on the comments above, the Parking Authority of Baltimore City does not oppose the passage of City Council Bill 18-0273.



*Not opposed*





The Baltimore City Department of  
HOUSING & COMMUNITY  
DEVELOPMENT

**MEMORANDUM**

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner *MB*

Date: September 26, 2018

Re: **City Council Bill 18-0273 - Repeal of Ordinance 11-562 – 6709 Pulaski Highway Planned Unit Development**

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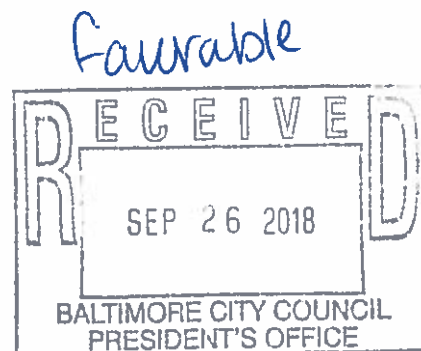
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 18-0273, for the purpose of repealing Ordinance 11-562, which designated certain property as an Industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a special effective date.

If enacted, this bill would repeal the Planned Unit Development in the Pulaski Industrial Area, which was created in 2011, because it is no longer needed for current development projects in the new zoning designation of I-2.

The Department of Housing and Community Development supports the passage of City Council Bill 18-0273.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*  
Mr. Kyron Banks, *Mayor's Office of Government Relations*








## MEMORANDUM

**TO:** Honorable President and Members of the City Council  
Attention: Natawna B. Austin, Executive Secretary

**FROM:** William H. Cole, President and CEO 

**DATE:** September 18, 2018

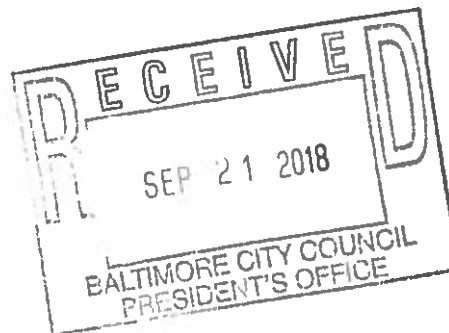
**SUBJECT:** City Council Bill No. 18-0273  
Repeal of Ordinance 11-562 – 6709 Pulaski Highway Planned Unit Development

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The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 18-0273, an ordinance for the purpose of repealing Ordinance 11-562, which designated certain property as an Industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a special effective date.

BDC supports the proposed ordinance and is respectfully requesting that Bill No. 18-0273 be given favorable consideration by the City Council.

cc: Kyrn Banks





<b>FROM</b>	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	City Council Bill 18-0273		

DATE: October 11, 2018

TO

The Honorable President and Members  
of the Baltimore City Council  
c/o Natawna Austin  
Room 400 – City Hall


I am herein reporting on City Council Bill 18-0273 introduced by the Councilman Scott on behalf of WH-Pulaski, LLC.

The purpose of the Bill is to repeal Ordinance 11-562 which designated certain property as an Industrial Planned Unit Development known as 6709 Pulaski Highway.

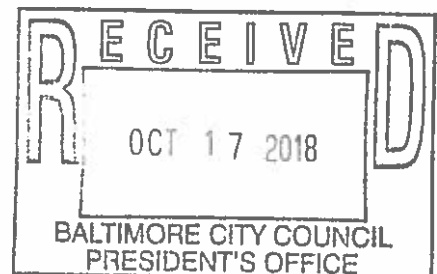
The subject property is located on the southeasterly side of Pulaski Highway and is approximately 19 acres in size. The 6709 Pulaski Highway site was used by the City for a solid waste incinerator from 1931 until the sale of the site improvements in 1981 to a lease holder, who continued to operate the incinerator until it was closed in 1994. The property was eventually sold and a voluntary cleanup plan was successfully completed to remediate identified environmental conditions. Utility and other easements exist within the site.

Ordinance 11-562 established an Industrial Planned Unit Development (PUD) for the 6709 Pulaski Highway property to enable commercial as well as industrial uses to be developed on the site. Since the establishment of the PUD, Transform Baltimore was enacted and the property was re-zoned as I-2. This new zoning designation accommodates both commercial and industrial uses and, as a result, the PUD is no longer necessary. City Council Bill 18-0273, if enacted, would extinguish the PUD.

The Department of Public Works has no objection to the passage of City Council Bill 18-0273. Stormwater pre-concept discussions have taken place with the developer to minimize potential conflicts between stormwater management requirements and development submissions.

  
Rudolph S. Chow, P.E.  
Director

RSC/MMC



*no obj*



# City of Baltimore

City Council  
City Hall, Room 408  
100 North Holliday Street  
Baltimore, Maryland  
21202

## Meeting Minutes - Final

### Land Use and Transportation Committee

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Wednesday, October 24, 2018

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

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18-0273

#### **CALL TO ORDER**

#### **INTRODUCTIONS**

#### **ATTENDANCE**

- Present** 6 - Member Sharon Green Middleton, Member Mary Pat Clarke, Member Eric T. Costello, Member Ryan Dorsey, Member Leon F. Pinkett III, and Member Robert Stokes Sr.
- Absent** 1 - Member Edward Reisinger

#### **ITEMS SCHEDULED FOR PUBLIC HEARING**

18-0273

##### **Repeal of Ordinance 11-562 - 6709 Pulaski Highway Planned Unit Development**

For the purpose of repealing Ordinance 11-562, which designated certain property as an Industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a special effective date.

**Sponsors:** Brandon M. Scott

**A motion was made by Member Clarke, seconded by Member Dorsey, that the bill be recommended favorably. The motion carried by the following vote:**

**Yes:** 6 - Member Middleton, Member Clarke, Member Costello, Member Dorsey, Member Pinkett III, and Member Stokes Sr.

**Absent:** 1 - Member Reisinger

#### **ADJOURNMENT**







**HEARING NOTES**

**Bill: 18-0273**

**Repeal of Ordinance 11-562 - 6709 Pulaski Highway Planned Unit Development**

**Committee:** Land Use and Transportation  
**Chaired By:** Councilmember Sharon Green Middleton

**Hearing Date:** October 24, 2018  
**Time (Beginning):** 1:00 PM  
**Time (Ending):** 1:30 PM  
**Location:** Clarence "Du" Burns Chamber  
**Total Attendance:** ~25  
**Committee Members in Attendance:**  
Middleton, Sharon, Vice Chair  
Clarke, Mary Pat  
Costello, Eric  
Dorsey, Ryan  
Pinkett, Leon  
Stokes, Robert

Bill Synopsis in the file? .....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Attendance sheet in the file? .....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Agency reports read? .....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Hearing televised or <u>audio-digitally</u> recorded?.....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Certification of advertising/posting notices in the file?.....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Evidence of notification to property owners? .....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Final vote taken at this hearing? .....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Motioned by: .....	Councilmember Clarke, Mary Pat		
Seconded by.....	Councilmember Dorsey, Ryan		
Final Vote: .....	Favorable		



**Major Speakers**

*(This is not an attendance record.)*

- Ms. Martin French, Department of Planning
- Mr. Josh Taylor, Department of Transportation
- Mr. Derek Baumgardner, Board of Municipal Zoning Appeals
- Ms. Victor Tervalá, Department of Law
- Ms. Sharon DaBoin, Department of Housing and Community Development
- Ms. Laura Bianca Pruitt, Parking Authority of Baltimore City
- Mr. Mica Fetz., Baltimore Development Corporation
- Mr. Karl Zimmerman, Fire Department
- Mr. Justin Williams, representative for the applicant

**Major Issues Discussed**

1. Councilwoman Middleton introduced committee members and read the bill's title and purpose.
2. Mr. Martin French presented the Planning Commission's recommendation and provided information from the Department of Planning's staff report.
3. Councilman Dorsey asked about re-development of the site; the formerly required traffic mitigation study; and a Traffic Impact Study.
4. Councilwoman Clarke inquired about the reasoning for termination of the old Planned Unit Development.
5. Agency representatives testified in support of their respective agency's position on the bill.
6. Mr. Justin Williams provided general information about the development project for the site and answered general questions
7. The committee voted to recommend the bill favorable.
8. The hearing was adjourned.

**Further Study**

**Was further study requested?**

Yes  No

**If yes, describe.**

**Committee Vote:**

Reisinger, Edward, Chairman.....	Absent
Middleton, Sharon, Vice Chair.....	Yea
Clarke, Mary Pat.....	Yea
Costello, Eric.....	Yea
Dorsey, Ryan.....	Yea
Pinkett, Leon.....	Yea
Stokes, Robert:.....	Yea



---

Jennifer L. Coates, Committee Staff



Date: October 24, 2018

cc: Bill File  
OCS Chrono File





**CITY OF BALTIMORE  
CITY COUNCIL HEARING ATTENDANCE RECORD**

Committee: Land Use and Transportation

Chairperson: Edward Reisinger

Date: October 24, 2018

Time: 1:00 PM

Place: Clarence "Du" Burns Chambers

Subject: Ordinance - Repeal of Ordinance 11-562 - 6709 Pulaski Highway Planned Unit Development

CC Bill Number: 18-0273

**PLEASE PRINT**

**IF YOU WANT TO TESTIFY PLEASE CHECK HERE**



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	TESTIFY	FOR	AGAINST	YES	NO	WHAT IS YOUR POSITION ON THIS BILL?	LOBBYIST: ARE YOU REGISTERED IN THE CITY
John	Doe	100	North Charles Street	21202	Johndoebmore@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Josh	Taylor		Dot			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Caroline	Hecker	25	S. Charles St, 21st Fl	21201	checker@rossbergmohr.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Justin	Williams	25	S. Charles St, 21st Fl	21201	williams@rossbergmohr.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Mica	FEARZ		BDC			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Sharon	Dobbin		HERD			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

(\* NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730. FAX: 410-396-8483.





# City of Baltimore

City Council  
City Hall, Room 408  
100 North Holliday Street  
Baltimore, Maryland  
21202

## Meeting Agenda - Final

### Land Use and Transportation Committee

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Wednesday, October 24, 2018

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

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18-0273

#### **CALL TO ORDER**

#### **INTRODUCTIONS**

#### **ATTENDANCE**

#### **ITEMS SCHEDULED FOR PUBLIC HEARING**

18-0273

#### **Repeal of Ordinance 11-562 - 6709 Pulaski Highway Planned Unit Development**

For the purpose of repealing Ordinance 11-562, which designated certain property as an Industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a special effective date.

Sponsors:

Brandon M. Scott

#### **ADJOURNMENT**

**THIS MEETING IS OPEN TO THE PUBLIC**





**BALTIMORE CITY COUNCIL  
LAND USE AND TRANSPORTATION COMMITTEE**

*Mission Statement*

*On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.*

**The Honorable Edward Reisinger  
Chairperson**

**PUBLIC HEARING**

**Wednesday, October 24, 2018**

**1:00 PM**

**Clarence "Du" Burns Council Chambers**

***City Council Bill # 18-0273***

***Repeal of Ordinance 11-562 -  
6709 Pulaski Highway Planned Unit Development***

## CITY COUNCIL COMMITTEES

### BUDGET AND APPROPRIATIONS

Eric Costello – Chair  
Leon Pinkett – Vice Chair  
Bill Henry  
Sharon Green Middleton  
Brandon M. Scott  
Isaac "Yitzy" Schleifer  
Shannon Sneed  
*Staff: Marguerite Currin*

### EDUCATION AND YOUTH

Zeke Cohen – Chair  
Mary Pat Clarke – Vice Chair  
John Bullock  
Kristerfer Burnett  
Ryan Dorsey  
*Staff: Matthew Peters*

### EXECUTIVE APPOINTMENTS

Robert Stokes – Chair  
Kristerfer Burnett – Vice Chair  
Mary Pat Clarke  
Zeke Cohen  
Isaac "Yitzy" Schleifer  
*Staff: Marguerite Currin*

### HOUSING AND URBAN AFFAIRS

John Bullock – Chair  
Isaac "Yitzy" Schleifer – Vice Chair  
Kristerfer Burnett  
Bill Henry  
Shannon Sneed  
Zeke Cohen  
Ryan Dorsey  
*Staff: Richard Krummerich*

### JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair  
Mary Pat Clarke – Vice Chair  
John Bullock  
Leon Pinkett  
Edward Reisinger  
Brandon Scott  
Robert Stokes  
*Staff: Matthew Peters*

### LABOR

Shannon Sneed – Chair  
Robert Stokes – Vice Chair  
Eric Costello  
Bill Henry  
Mary Pat Clarke  
*Staff: Samuel Johnson*

### LAND USE AND TRANSPORTATION

Edward Reisinger - Chair  
Sharon Green Middleton – Vice Chair  
Mary Pat Clarke  
Eric Costello  
Ryan Dorsey  
Leon Pinkett  
Robert Stokes  
*Staff: Jennifer Coates*

### PUBLIC SAFETY

Brandon Scott – Chair  
Ryan Dorsey – Vice Chair  
Kristerfer Burnett  
Shannon Sneed  
Zeke Cohen  
Leon Pinkett  
Isaac "Yitzy" Schleifer  
*Staff: Richard Krummerich*

### TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair  
Leon Pinkett – Vice Chair  
Eric Costello  
Edward Reisinger  
Robert Stokes  
*Staff: Samuel Johnson*  
- *Larry Greene (pension only)*



**BILL SYNOPSIS**

**Committee: Land Use and Transportation**

**Bill 18-0273**

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**Repeal of Ordinance 11-562 - 6709 Pulaski Highway Planned Unit Development**

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**Sponsor:** Councilmember Scott

**Introduced:** August 6, 2018

**Purpose:**

For the purpose of repealing Ordinance 11-562, which designated certain property as an Industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a special effective date.

**Effective:** Date of Enactment

**Hearing Date/Time/Location:** October 24, 2018/1:00 p.m./Clarence "Du" Burns Chambers

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**Agency Reports**

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	
Department of Transportation	Favorable
Department of Law	Favorable
Department of Housing and Community Development	Favorable
Baltimore Development Corporation	Favorable
Parking Authority of Baltimore City	Not Opposed
Department of Public Works	No Objection

---

## Analysis

### Current Law

Ordinance 11-562

### Background

The 19+ acre, industrial site is owned by WH-Pulaski, LLC, the applicant. The site is unimproved and lies on the south side of Pulaski Highway between I-895 and I-95 and is situated directly across the street from the Baltimore City Fire Academy. The site was formerly used as a trash incinerator and has undergone demolition and environmental remediation.

CC Bill 18-0273, if approved, would repeal Ordinance 11-562 the existing development plan for the 6709 Pulaski Highway Planned Unit Development (PUD). Originally created in 2011, the property was zoned M-2-1 Commercial Zoning District. The PUD would have allowed for a shopping center with commercial uses. Development of the site was delayed due to the passing of one of the owners. The developer is now moving forward with plans to develop a Sunbelt Rentals facility and spaces for industrial uses. Sunbelt Rental is one of the largest equipment rental companies in North America with more than 725 locations.

Under Transform Baltimore, the property was rezoned to I-2 Industrial Zoning District. The Zoning Administrator has determined that the property can be developed under the I-2 zoning without the need for the PUD.

According to the Department of Transportation, the repeal would null and void any previous Traffic Mitigation Agreements (TMA) executed for the PUD under Ordinance 11-562. New development on the site would be subject to a Traffic Impact Study. According to the Department of Public Works, utility and other easements exist within the site. Stormwater and parking will be addressed with the developer.

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## Additional Information

**Fiscal Note:** Not Available

**Information Source(s):** Agency Reports

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Analysis by: Jennifer L. Coates  
Analysis Date: October 19, 2018



Direct Inquiries to: (410) 396-1260

**CITY OF BALTIMORE  
COUNCIL BILL 18-0273  
(First Reader)**

---

Introduced by: Councilmember Scott

At the request of: WH-Pulaski, LLC

Address: c/o Stanley S. Fine, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South Charles Street, Suite 21<sup>st</sup> Floor, Baltimore, Maryland 21201

Telephone: 410-727-6600

Introduced and read first time: August 6, 2018

Assigned to: Land Use and Transportation Committee

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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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Repeal of Ordinance 11-562 –**  
3 **6709 Pulaski Highway Planned Unit Development**

4 FOR the purpose of repealing Ordinance 11-562, which designated certain property as an  
5 Industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a  
6 special effective date.

7 BY repealing  
8 Ordinance 11-562

9 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That**  
10 **Ordinance 11-562 is repealed, and the authority to designate certain property as an Industrial**  
11 **Planned Unit Development known as 6709 Pulaski Highway is rescinded.**

12 **SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it**  
13 **is enacted.**

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

LAND USE AND TRANSPORTATION COMMITTEE

**BILL 18-0273**

**AGENCY REPORTS**

Planning Commission	Favorable
Board of Municipal Zoning Appeals	Defers to HCD and Planning
Department of Transportation	Favorable
Department of Law	Favorable
Department of Housing and Community Development	Favorable
Baltimore Development Corporation	Favorable
Department of Public Works	No Objection
Fire Department	
Parking Authority of Baltimore City	Not Opposed



<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #18-0273 – REPEAL OF 6709 PULASKI HIGHWAY PUD

CITY of  
BALTIMORE  
**MEMO**



**TO**

DATE: September 7, 2018

The Honorable President and  
Members of the City Council  
City Hall, Room 400  
100 North Holliday Street

At its regular meeting of September 6, 2018, the Planning Commission considered City Council Bill #18-0273, for the purpose of repealing Ordinance 11-562 as an Industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #18-0273 and adopted the following resolution; eight members being present (eight in favor):

**RESOLVED**, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #18-0273 be passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

TJS/EWT

Attachment

- cc: Mr. Pete Hammen, Chief Operating Officer
- Mr. Jim Smith, Chief of Strategic Alliances
- Ms. Karen Stokes, Mayor's Office
- Mr. Colin Tarbert, Mayor's Office
- Mr. Kyron Banks, Mayor's Office
- The Honorable Edward Reisinger, Council Rep. to Planning Commission
- Mr. William H. Cole IV, BDC
- Mr. Derek Baumgardner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Ms. Sharon Daboin, DHCD
- Ms. Eboni Wimbush, DOT
- Ms. Elena DiPietro, Law Dept.
- Mr. Francis Burnszynski, PABC
- Ms. Natawna Austin, Council Services
- Mr. Ervin Bishop, Council Services
- Mr. Justin Williams, Attorney for Applicant



*Catherine E. Pugh  
Mayor*

## PLANNING COMMISSION

*Sean D. Davis, Chairman*

### STAFF REPORT



*Thomas J. Stosur  
Director*

**September 6, 2018**

**REQUEST: City Council Bill #18-0273/ Repeal of Ordinance 11-562 – 6709 Pulaski Highway Planned Unit Development:**

For the purpose of repealing Ordinance 11-562, which designated certain property as an Industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Ivor Quashie

**PETITIONER:** WH-Pulaski, LLC, c/o Justin Williams, Esq.

**OWNER:** WH-Pulaski, LLC

#### **SITE/GENERAL AREA**

**Site Conditions:** The subject property is on the south side of Pulaski Highway between I-895 and I-95 and just across the street from the Baltimore City Fire Academy. The site is 19+ acres in size and is zoned I-2. The land is currently unimproved, having undergone demolition and environmental remediation from its former use as a trash incinerator.

**General Area:** Pulaski Highway has a broad mix of auto-oriented and industrial uses.

#### **HISTORY**

- Ordinance #11-562 signed on December 5, 2011, established the 6709 Pulaski Highway Planned Unit Development #153.

#### **ANALYSIS**

**Background:** This Planned Unit Development (PUD) created on December 5, 2011, enabled the development of a shopping center with commercial uses that would not have otherwise been allowed in the M-2-1 district. The PUD is no longer needed for the current applicant's proposed use of the property, and so the repeal of the PUD has been requested.

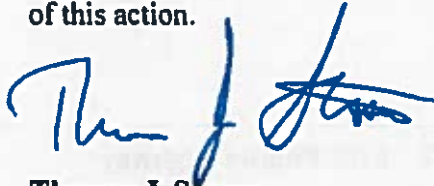
Development efforts pursuant to the approval of the PUD were delayed due to the passing of one of the previous principals of the developer, and the property currently sits unimproved. The developer has now resumed planning for the development of the Property and its current plans include a Sunbelt Rentals facility, along with several spaces for industrial users. In the years since the PUD was enacted, the City Council enacted Transform Baltimore, under which the Property was rezoned to the I-2 Zoning District. The Zoning Administrator has determined that

the new zoning designation allows for the proposed development of the Property, and as a result, it can be developed under the I-2 zoning without the need for the PUD.

The majority of the proposed site will be dedicated to the outdoor storage of heavy construction equipment. As shown on the conceptual plan for the site, a ±4.16-acre area is proposed, on which large equipment such as aerial work platforms, generators, forklifts, and earthmovers will be stored, as well as a ±12,000-SF warehouse in which equipment will be repaired and general construction tools and smaller equipment will be stored.

The applicants have verified that the underlying zoning meets their present and future needs, and have therefore requested that the PUD be repealed.

**Notification:** The Baltimore Industrial Group and Councilman Brandon Scott have been notified of this action.



**Thomas J. Stosur**  
**Director**

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND  
ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director  
417 E. Fayette Street, Room 1432  
Baltimore, Maryland 21202

October 19, 2018

The Honorable President and  
Members of the City Council  
City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

RE: **CC Bill #18-0273 Repeal of Ordinance 11-562 – 6709 Pulaski Highway  
Planned Unit Development**

Ladies and Gentlemen:

City Council Bill No. 18-273 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.


The purpose of City Council Bill No. 18-273 is to repeal Ordinance 11-562, which designated certain properties as an Industrial Planned Unit Development known as 6709 Pulaski Highway; and provide for a special effective date.

BMZA has reviewed the proposed legislation and defers to HCD and Planning on this matter.

Sincerely,

Derek J. Baumgardner  
Executive Director

CC: Mayors Office of Council Relations  
City Council President  
Legislative Reference

<b>F R O M</b>	<b>NAME &amp; TITLE</b>	Michelle Pourciau, Director	<b>CITY of BALTIMORE  M E M O</b>	
	<b>AGENCY NAME &amp; ADDRESS</b>	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	<b>SUBJECT</b>	City Council Bill 18-0273		

TO Mayor Catherine E. Pugh

DATE: 8/29/18

TO: Land Use and Transportation Committee

FROM: Department of Transportation

POSITION: Support

RE: Council Bill – Repeal of ordinance 11-562 – 6709 Pulaski Highway Planned Unit Development

**INTRODUCTION** – For the purpose of repealing Ordinance 11-562, which designated certain property as an Industrial Planned Unit Development (PUD) known as 6709 Pulaski Highway; and providing for a special effective date.

**PURPOSE/PLANS** – The repeal makes null and void any previous Traffic Mitigation Agreements (TMA) that may have been executed for the PUD. New development will be subject to Traffic Impact Study (TIS) requirements per Ordinance 11-529.



**AGENCY/DEPARTMENT POSITION** –

The Department of Transportation Supports City Council 18-0273.

If you have any questions, please do not hesitate to contact Josh Taylor at [Josh.Taylor@baltimorecity.gov](mailto:Josh.Taylor@baltimorecity.gov), 443-604-3352.

Sincerely,

Michelle Pourciau  
Director

**CITY OF BALTIMORE**

**CATHERINE E. PUGH,  
Mayor**



**DEPARTMENT OF LAW  
ANDRE M. DAVIS, CITY SOLICITOR  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202**

October 15, 2018

The Honorable President and Members  
of the Baltimore City Council  
Attn: Natawna B. Austin, Executive Secretary  
Room 409, City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202

Re: City Council Bill 18-0273 - Repeal of Ordinance 11-562 - 6709 Pulaski Highway  
Planned Unit Development

Dear Mr. President and City Council Members:

The Law Department has reviewed City Council Bill 18-0273 for form and legal sufficiency. The bill repeals Ordinance 11-562, which designated certain properties as an Industrial Planned Unit Development known as 6709 Pulaski Highway. The bill has an immediate effective date.

The Law Department notes that upon repeal of a PUD, the uses and structures in the affected area, in some instances, may be considered non-conforming uses. The legal disposition of non-conforming uses and structures are regulated by Title 18 of Article 32. The Article places restrictions on changes in the uses and structures designated as non-conforming. Parties therefore are encouraged to review the Article to determine the legal constraints on property development following the repeal of the PUD.

The Staff Report from the Planning Department ("Report"), however, indicates that the property is unimproved. Report at 1. Thus, the application of Title 18 is moot.

The Law Department is prepared to approve the bill as drafted.

Sincerely,

A handwritten signature in black ink, appearing to read "Victor K. Tervala".

Victor K. Tervala  
Chief Solicitor

cc: **Andre M. Davis, City Solicitor**  
**Karen Stokes, Director, Mayor's Office of Government Relations**  
**Kyron Banks, Mayor's Legislative Liaison**  
**Elena DiPietro, Chief Solicitor, General Counsel Division**  
**Hilary Ruley, Chief Solicitor**  
**Ashlea Brown, Assistant Solicitor**

The Baltimore City Department of  
HOUSING & COMMUNITY  
DEVELOPMENT

**MEMORANDUM**

**To:** The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

**From:** Michael Braverman, Housing Commissioner *MB*

**Date:** September 26, 2018

**Re:** City Council Bill 18-0273 - Repeal of Ordinance 11-562 – 6709 Pulaski Highway Planned Unit Development

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The Department of Housing and Community Development (HCD) has reviewed City Council Bill 18-0273, for the purpose of repealing Ordinance 11-562, which designated certain property as an Industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a special effective date.

If enacted, this bill would repeal the Planned Unit Development in the Pulaski Industrial Area, which was created in 2011, because it is no longer needed for current development projects in the new zoning designation of I-2.

The Department of Housing and Community Development supports the passage of City Council Bill 18-0273.

MB:sd


cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*  
Mr. Kyrion Banks, *Mayor's Office of Government Relations*





**MEMORANDUM**

**TO:** Honorable President and Members of the City Council  
Attention: Natawna B. Austin, Executive Secretary

**FROM:** William H. Cole, President and CEO 

**DATE:** September 18, 2018

**SUBJECT:** City Council Bill No. 18-0273  
Repeal of Ordinance 11-562 – 6709 Pulaski Highway Planned Unit Development

---

The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 18-0273, an ordinance for the purpose of repealing Ordinance 11-562, which designated certain property as an Industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a special effective date.

BDC supports the proposed ordinance and is respectfully requesting that Bill No. 18-0273 be given favorable consideration by the City Council.

**cc:** Kyrn Banks

<b>FROM</b>	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	City Council Bill 18-0273		

DATE **October 11, 2018**

**TO**

The Honorable President and Members  
of the Baltimore City Council  
c/o Natawna Austin  
Room 400 – City Hall

I am herein reporting on City Council Bill 18-0273 introduced by the Councilman Scott on behalf of WH-Pulaski, LLC.

The purpose of the Bill is to repeal Ordinance 11-562 which designated certain property as an Industrial Planned Unit Development known as 6709 Pulaski Highway.

The subject property is located on the southeasterly side of Pulaski Highway and is approximately 19 acres in size. The 6709 Pulaski Highway site was used by the City for a solid waste incinerator from 1931 until the sale of the site improvements in 1981 to a lease holder, who continued to operate the incinerator until it was closed in 1994. The property was eventually sold and a voluntary cleanup plan was successfully completed to remediate identified environmental conditions. Utility and other easements exist within the site.

Ordinance 11-562 established an Industrial Planned Unit Development (PUD) for the 6709 Pulaski Highway property to enable commercial as well as industrial uses to be developed on the site. Since the establishment of the PUD, Transform Baltimore was enacted and the property was re-zoned as I-2. This new zoning designation accommodates both commercial and industrial uses and, as a result, the PUD is no longer necessary. City Council Bill 18-0273, if enacted, would extinguish the PUD.

The Department of Public Works has no objection to the passage of City Council Bill 18-0273. Stormwater pre-concept discussions have taken place with the developer to minimize potential conflicts between stormwater management requirements and development submissions.

  
 Rudolph S. Chow, P.E.  
 Director

RSC/MMC

TRANSMITTAL MEMO

**TO:** Council President Bernard "Jack" Young  
**FROM:** Peter Little, Executive Director  
**DATE:** August 14, 2018  
**RE:** City Council Bill 18-0273



**PARKING**  
OF BALTIMORE CITY  
**AUTHORITY**

I am herein reporting on City Council Bill 18-0273 introduced by Councilman Scott at the request of WH-Pulaski, LLC.

The purpose of this bill is to repeal Ordinance 11-562, which designated certain property as an industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a special effective date. Future development will use the underlying zoning district as prescribed by the Zoning Code (I-2).

The Parking Authority of Baltimore City reviewed the proposed legislation. The legislation does not explicitly address parking. This site is not located where the Parking Authority administers any on-street parking programs. As building plans and uses for the property become more defined, the Parking Authority will be involved through Site Plan Review and Planning Commission hearings to ensure that parking demand is adequately addressed and negative effects to parking because of development on this site are mitigated.

Based on the comments above, the Parking Authority of Baltimore City does not oppose the passage of City Council Bill 18-0273.



## Coates, Jennifer

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**From:** Coates, Jennifer  
**Sent:** Tuesday, September 18, 2018 2:02 PM  
**To:** 'sfine@rosenbergmartin.com'  
**Cc:** Austin, Natawna B.  
**Subject:** FW: Hearing on City Council Bill 18-0273  
**Attachments:** PNI - Letter - 18-0273 - Planned Unit Development - Repeal - 6709 Pulaski Hwy.docx; Sign Posting Contacts.pdf; Sample - Certificate of Posting - Attachment C.docx; Darlene Miller - Daily Record; Michele Griesbauer - Sunpaper - Advertising; Afro American

Stanley,

For some reason I am having difficulty with the communications on Bill 18-0273. The correct Bill No is 18-0273.

Jennifer Coates

---

**From:** Coates, Jennifer  
**Sent:** Tuesday, September 18, 2018 1:49 PM  
**To:** 'sfine@rosenbergmartin.com' <sfine@rosenbergmartin.com>  
**Cc:** Scott, Brandon <Brandon.Scott@baltimorecity.gov>; Austin, Natawna B. <NatawnaB.Austin@baltimorecity.gov>  
**Subject:** Hearing on City Council Bill 18-0273

Good Afternoon Mr. Fine:

**THIS IS A RESEND OF THE INSTRUCTION SENT TODAY 9/18/18. A CORRECTION HAS BEEN MADE. THE BILL NO. REFERENCE (18-0272) WAS OMITTED ON THE FIRST PAGE OF THE INSTRUCTIONS. I APOLOGIZE FOR ANY INCONVENIENCE.**

Attached is the information you will need to post a public hearing sign and newspaper ad for the subject bill to be heard by the Land Use and Transportation Committee on **October 24, 2018 at 1:00 p.m.** at City Hall in the City Council Chamber. I have also attached a contact list for sign makers and a sample certification template.

Thank you and feel free to call me if you need more information.

**PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL**



**Jennifer L. Coates**  
*Senior Legislative Policy Analyst*  
*Office of Council Services*

100 N. Holliday Street, Room 415  
Baltimore, MD 21202  
[jennifer.coates@baltimorecity.gov](mailto:jennifer.coates@baltimorecity.gov)

OFFICE OF COUNCIL SERVICES Office: (410) 396-1260  
Fax: (410) 545-7596

### Confidentiality Notice:

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CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director  
415 City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202  
410-396-7215 / Fax: 410-545-7596  
email: larry.greene@baltimorecity.gov

**TO:** Mr. Stanley S. Fine, Rosenberg Martin Greenberg, LLP

**FROM:** Jennifer L. Coates, Committee Staff, Land Use and Transportation Committee, Baltimore City Council

**Date:** September 18, 2018

**RE:** INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING – MAP AMENDMENTS (REZONINGS); TEXT AMENDMENTS AND PLANNED UNIT DEVELOPMENTS

The Land Use and Transportation Committee has scheduled the following City Council Bill for a public hearing:

**Bill:** City Council Bill No. 18-0273

**Date:** Wednesday, October 24, 2018

**Time:** 1:00 p.m.

**Place:** City Council Chambers, 4<sup>th</sup> floor, City Hall, 100 N. Holliday Street

At the expense of the applicant, notice of the public hearing must be provided in accordance with:

- Article 32. Zoning § 5-601 – Map or Text Amendments; PUDs

For helpful information about the notice requirements under Article 32 - Zoning (pages 127 – 128) see Attachment B. You are encouraged to access and review Article 32 using the web link below:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

**Disclaimer.** The City makes no claims as to the quality, completeness, accuracy, timeliness, or content of any data contained herein or on this site. All such items and materials are provided on an "as is" basis, and you are fully and solely responsible for your use of them and for any results or consequences of your use. They have been compiled from a variety of sources, including sources beyond the control of the City, and are subject to change without notice from the City. The data is subject to change as modifications and updates are complete. It is understood that the information contained in the site is being used at one's own risk. In no event shall the City or its elected/appointed officials, municipal agencies and departments, employees, agents, or volunteers be liable for any direct, indirect, special, punitive, incidental, exemplary or consequential damages arising your accessing or using the site, or otherwise arising from this site or from anything contained in or displayed on this site. Nothing contained in or displayed on this site constitutes or is intended to constitute legal advice by the City or any of its elected/appointed officials, municipal agencies and departments, employees, agents, and volunteers



## Newspaper Advertisement

A notice of the public hearing must be published in one (1) newspaper of general circulation, 30 days prior to the date of the hearing.

You may choose any of the following newspapers for advertising purposes: The Daily Record, The Baltimore Sun; or the Afro-American.

## Wording for Written Notice to Property Owner(s), Sign Posting and Newspaper Advertisement

The information that must be published in a newspaper advertisement, posted on a sign and mailed to the property owner appears between the double lines on the attached page (*See Attachment A*); the deadline date is indicated in BOLD letters at the top of Attachment A.

## Certification of Postings

Certification of the written notice, sign posting on the property, and publication of the newspaper advertisement, in duplicate, must be sent four (4) days prior to the hearing to:

Ms. Natawna Austin, Executive Secretary  
Baltimore City Council  
100 N. Holliday Street, Fourth Floor, Room 400  
Baltimore, MD 21202

If the required certifications are not received as specified above, the public hearing will be cancelled without notice to the applicant. The deadline dates are as follows:

Sign Posting Deadline:	<b>September 24, 2018</b>
Newspaper Ad Deadline:	<b>October 9, 2018</b>
Written Notice Deadline:	<b>October 9, 2018</b>

Please note that **ALL** of these requirement **MUST** be met in order for your hearing to proceed as scheduled. If you have any questions regarding your notice requirements please contact:

Ms. Jennifer L. Coates, Committee Staff  
Baltimore City Council,  
Land Use and Transportation Committee  
410-396-1260  
[Jennifer.Coates@baltimorecity.gov](mailto:Jennifer.Coates@baltimorecity.gov).



**ATTACHMENT A**

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE:  
- **POSTED ON A SIGN BY SEPTEMBER 24, 2018, AND**  
- **PUBLISHED IN A NEWSPAPER BY WEDNESDAY, OCTOBER 9, 2018,**  
**AS DISCUSSED ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.**

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**BALTIMORE CITY COUNCIL**  
**PUBLIC HEARING ON BILL NO. 18-0273**

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, October 24, 2018 at 1:00 p.m. in the City Council Chambers, 4<sup>th</sup> floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 18-0273.

CC 18-0273 **ORDINANCE - Repeal of Ordinance 11-562 - 6709 Pulaski Highway Planned Unit Development** FOR the purpose of repealing Ordinance 11-562, which designated certain property as an Industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a special effective date.

By repealing  
Ordinance 11-562

NOTE: This bill is subject to amendment by the Baltimore City Council.

Applicant: WH-PULASKI, LLC

For more information contact Committee staff at (410) 396-1260.

EDWARD REISINGER

Chair

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**SEND CERTIFICATION OF PUBLICATION TO:**

Baltimore City Council  
c/o Natawna B. Austin  
Room 409, City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

**SEND BILL FOR THIS ADVERTISEMENT TO:**

Mr. Stanley S. Fine, Esq.  
Rosenberg Martin and Greenberg, LLP  
25 South Charles Street, Suite 21<sup>st</sup> Floor  
Baltimore, MD 21201  
410-727-6600



**ZONING  
SUBTITLE 6 - NOTICES**

**ARTICLE 32, § 5-601**

§ 5-601. Map or text amendments; PUDs.

(a) Hearing required.

For a bill proposing a zoning map amendment, a zoning text amendment, or the creation or modification of a planned unit development, the City Council committee to which the bill has been referred must conduct a hearing at which:

- (1) the parties in interest and the general public will have an opportunity to be heard; and
- (2) all agency reports will be reviewed.

(b) Notice of hearing required.

Notice of the hearing must be given by each of the following methods, as applicable:

- (1) by publication in a newspaper of general circulation in the City;
- (2) for the creation or modification of a planned unit development and for a zoning map amendment, other than a comprehensive rezoning:
  - (i) by posting in a conspicuous place on the subject property; and
  - (ii) by first-class mailing of a written notice, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of the property to be rezoned; and
- (3) for a comprehensive rezoning:
  - (i) by posting in conspicuous places within and around the perimeter of the subject area or district, as the Department of Planning designates; and
  - (ii) by first-class mailing of a written notice, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of property within the subject area or district.

(c) Contents of notice.





The notice must include:

- (1) the date, time, place, and purpose of the public hearing;
- (2) the address of the subject property or a drawing or description of the boundaries of the area affected by the proposed rezoning; and
- (3) the name of the applicant.

(d) Number and manner of posted notices.

(1) For a zoning map amendment or the creation or modification of a planned unit development, the number and manner of posting is as follows:

- (i) for an individual property, at least 1 sign must be visible from each of the property's street frontages;
- (ii) for a comprehensive rezoning, a change in the boundaries of a zoning district, or the creation or modification of a planned unit development, at least 2 or more signs are required, as the Department of Planning designates;
- (iii) each sign must be posted at a prominent location, near the sidewalk or public right-of-way, so that it is visible to passing pedestrians and motorists;
- (iv) a window-mounted sign must be mounted inside the window glass and placed so that it is clearly visible to passing pedestrians and motorists; and
- (v) each sign must be at least 3 feet by 4 feet in size.

(2) Nothing in this subtitle prevents the voluntary posting of more notices than required by this subtitle.

(e) Timing of notices – In general.

The notice must be published, mailed, and, except as provided in subsection (f) of this section, posted:

- (1) at least 15 days before the public hearing; or
- (2) for a comprehensive rezoning, at least 30 days before the public hearing.

(f) Timing of notices – Posting for map amendment or PUDs.



For a zoning map amendment or the creation or modification of a planned unit development, the posted notice must be:

- (1) posted at least 30 days before the public hearing; and
- (2) removed within 48 hours after conclusion of the public hearing.

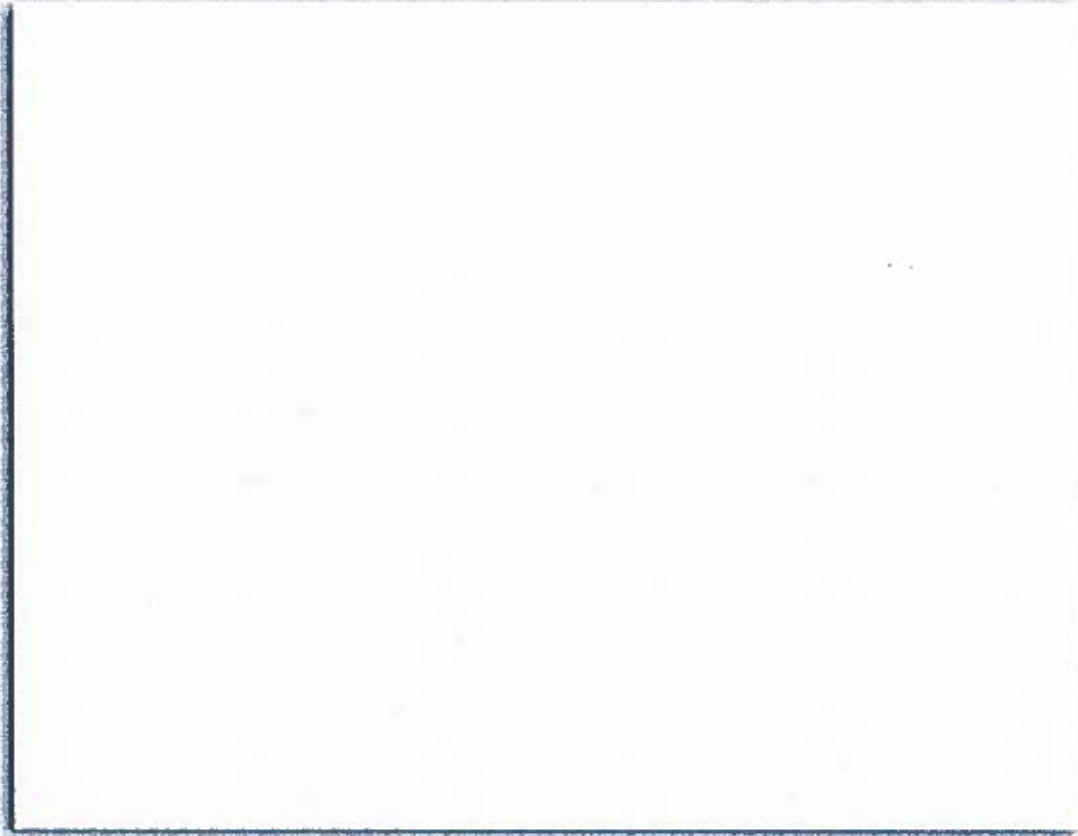


**Baltimore City Council  
Certificate of Posting - Public Hearing Notice**

**City Council Bill No.:**

*Today's Date: [Insert Here]*

*(Place a picture of the posted sign in the picture box below.)*



**Address:**

**Date Posted:**

---

**Name:**

**Address:**

**Telephone:**

- Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202



**ADVERTISING SIGNS MAY BE OBTAINED FROM THE FOLLOWING:**

RICHARD HOFFMAN  
AMERICAN DRAFTING SERVICE  
904 DELLWOOD DRIVE  
BALTIMORE, MARYLAND 21047

PHONE: (410) 879-3122  
E-MAIL: DICK\_E@COMCAST.NET

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LA GRANDE VISION  
JAMES EARL REID  
408 E. EAGER STREET  
BALTIMORE, MARYLAND 21202

PHONE: (410) 448-4913 or (410) 783-1555

FAX (410) 783-1559

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SIGNS BY ANTHONY  
ANTHONY L. GREENE  
2815 TODKILL TRACE  
EDGEWOOD, MD 21040

PHONE: 443-866-8717

FAX: 410-676-5446

E-MAIL: bones\_malone@comcast.net

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LINDA O'KEEFE  
523 PENNY LANE  
HUNT VALLEY, MD 21030

PHONE: 410-666-5366

CELL: 443-604-6431

E-MAIL: LUCKYLINDA1954@YAHOO.COM

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**OR ANY OTHER COMPANY OF YOUR CHOICE. THE SIGNS MUST BE MADE IN ACCORDANCE WITH THE RULES OF THE BOARD OF MUNICIPAL AND ZONING APPEALS.**

**THIS OFFICE IS NOT ASSOCIATED WITH ANY OF THE ABOVE DRAFTING COMPANIES, NOR DO WE RECOMMEND ANY SPECIFIC ONE.**





## Coates, Jennifer

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**Full Name:** Darlene Miller  
**Last Name:** Miller  
**First Name:** Darlene  
**Company:** Daily Record

**Business Address:** 443-524-8188 Direct, Line  
United States of America

**Business:** (410) 752-3849  
**Business Fax:** (410) 752-5469

**E-mail:** legalad@thedailyrecord.com  
**E-mail Display As:** Darlene Miller - Daily Record (legalad@thedailyrecord.com)



**Coates, Jennifer**

---

**Full Name:** Michele Griesbauer  
**Last Name:** Griesbauer  
**First Name:** Michele  
**Company:** Sunpaper - Advertising

**Business Address:** <http://ts.merlinone.com/scripts/foxisapi.dll/sur.x.go?WHkI8OI--1>

**Business:** (410) 332-6381  
**Business Fax:** (410) 783-2507

**E-mail:** mgriesbauer@baltsun.com  
**E-mail Display As:** Sunpaper - Advertising (mgriesbauer@baltsun.com)

Monday, June 09, 2014 4:07 PM:  
Michele Wharton 410-332-6522

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## Coates, Jennifer

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**Full Name:** Afro American  
**Last Name:** American  
**First Name:** Afro

**Business:** (410) 554-8251

**E-mail:** TRobinson@afro.com  
**E-mail Display As:** TRobinson@afro.com



**CITY OF BALTIMORE  
COUNCIL BILL 18-0273  
(First Reader)**

---

Introduced by: Councilmember Scott

At the request of: WH-Pulaski, LLC

Address: c/o Stanley S. Fine, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South Charles  
Street, Suite 21<sup>st</sup> Floor, Baltimore, Maryland 21201

Telephone: 410-727-6600

Introduced and read first time: August 6, 2018

Assigned to: Land Use and Transportation Committee

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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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Repeal of Ordinance 11-562 –**  
3 **6709 Pulaski Highway Planned Unit Development**

4 FOR the purpose of repealing Ordinance 11-562, which designated certain property as an  
5 Industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a  
6 special effective date.

7 BY repealing  
8 Ordinance 11-562

9 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
10 Ordinance 11-562 is repealed, and the authority to designate certain property as an Industrial  
11 Planned Unit Development known as 6709 Pulaski Highway is rescinded.

12 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it  
13 is enacted.

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





INTRODUCTORY\*  
CITY OF BALTIMORE  
COUNCIL BILL \_\_\_\_\_

APPROVED FOR FORM,  
STYLE, AND TEXTUAL SUFFICIENCY  
  
7-30-18  
DEPT LEGISLATIVE REFERENCE

Introduced by: Councilmember Scott  
At the request of: WH-Pulaski, LLC  
Address: c/o Stanley S. Fine, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South Charles  
Street, Suite 21<sup>st</sup> Floor, Baltimore, Maryland 21201  
Telephone: 410-727-6600

A BILL ENTITLED

AN ORDINANCE concerning

**Repeal of Ordinance 11-562 –  
6709 Pulaski Highway Planned Unit Development**

FOR the purpose of repealing Ordinance 11-562, which designated certain property as an Industrial Planned Unit Development known as 6709 Pulaski Highway; and providing for a special effective date.

BY repealing  
Ordinance 11-562

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That Ordinance 11-562 is repealed, and the authority to designate certain property as an Industrial Planned Unit Development known as 6709 Pulaski Highway is rescinded.

**SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is enacted.

\* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.  
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.



**STATEMENT OF INTENT  
FOR**

Repeal of Ordinance 11-562 –  
6709 Pulaski Highway Planned Unit Development

**1. Applicant's Contact Information:**

Name: WH-PULASKI, LLC c/o Stanley S. Fine, Rosenberg Martin Greenberg, LLP  
Mailing Address: 25 S. Charles Street, 21<sup>st</sup> Floor, Baltimore, MD 21201  
Telephone Number: (410) 727-6600  
Email Address: sfine@rosenbergmartin.com

**2. All Proposed Zoning Changes for the Property:** Repeal of PUD to permit property to be developed based on underlying zoning

**3. All Intended Uses of the property:** Mixed-Use Industrial

**4. Current Owner's Contact Information:**

Name: WH-Pulaski, LLC  
Mailing Address: 300 E. Joppa Road, PL-6, Baltimore, MD 21286

**5. Property Acquisition:**

The property was acquired by the current owner on October 11, 2011 by deed recorded in the Land Records of Baltimore City in Liber 13806 Folio 226.

**6. Contract Contingency:**

(a) There is    is not   X   a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties on the contract are {use additional sheet if necessary}:

  N/A    
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(ii) The purpose, nature and effect of the contract are:   N/A    
\_\_\_\_\_  
\_\_\_\_\_

**7. Agency:**

(a) The applicant is    is not   X   acting as an agent for another.



(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are {use additional sheet if necessary}: N/A

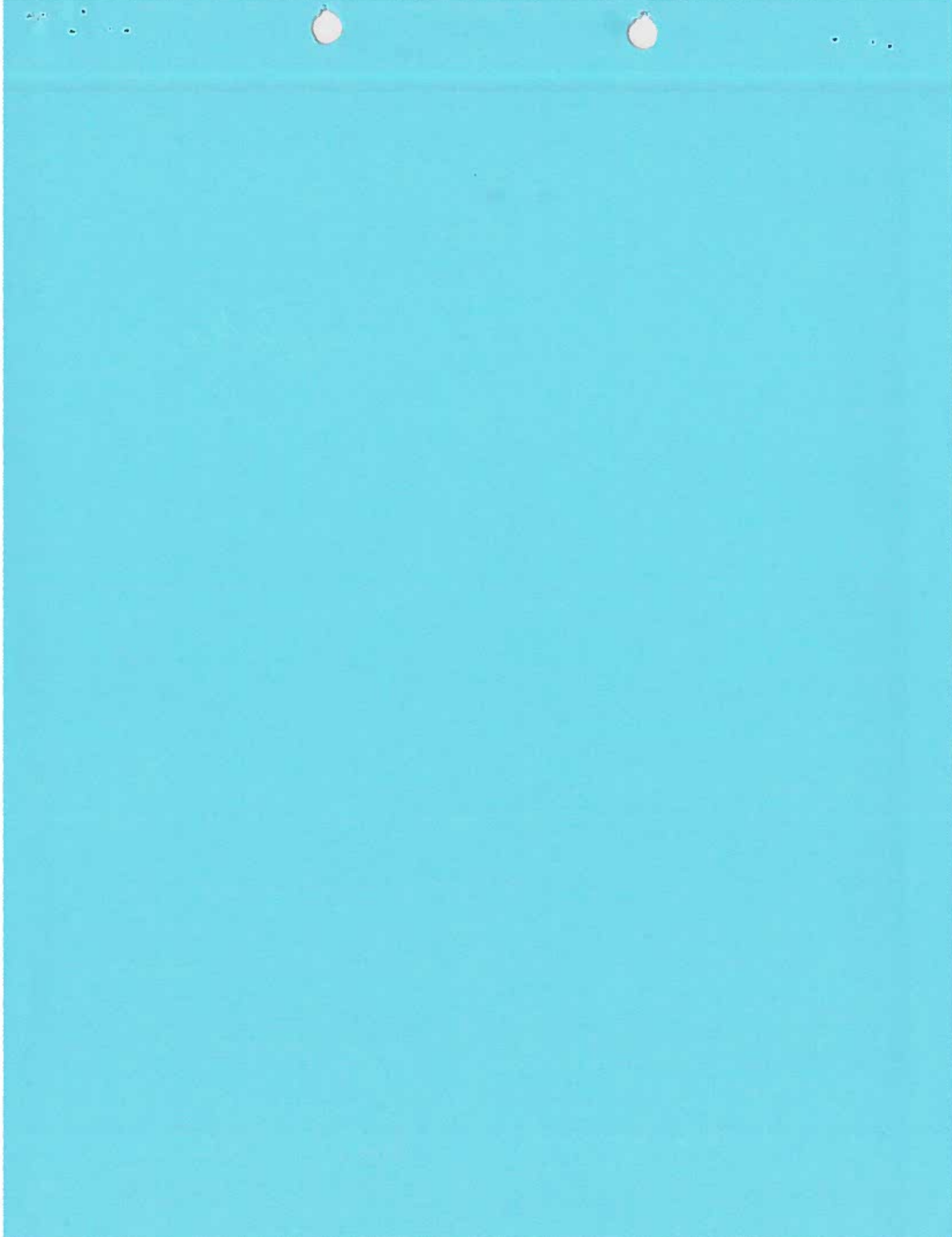
**AFFIDAVIT**

I, Stanley S. Fine, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information and belief.

By: Stanley S. Fine / JAW  
Stanley S. Fine, Authorized Agent

7/19/18  
Date





ACTION BY THE CITY COUNCIL

AUG 06 2018

FIRST READING (INTRODUCTION) \_\_\_\_\_ 20 \_\_\_\_\_

PUBLIC HEARING HELD ON October 24, \_\_\_\_\_ 20 18

COMMITTEE REPORT AS OF October 29, \_\_\_\_\_ 20 18

FAVORABLE \_\_\_\_\_ UNFAVORABLE \_\_\_\_\_ FAVORABLE AS AMENDED \_\_\_\_\_ WITHOUT RECOMMENDATION

[Signature]  
Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

OCT 29 2018  
20 \_\_\_\_\_

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING \_\_\_\_\_ NOV 19 2018  
20 \_\_\_\_\_

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) \_\_\_\_\_ 20 \_\_\_\_\_

WITHDRAWAL \_\_\_\_\_ 20 \_\_\_\_\_

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

[Signature]

President

[Signature]

Chief Clerk