



## Legislation Details (With Text)

**File #:** 15-0543      **Version:** 0      **Name:** Planned Unit Development - Amendment 1 - Whitehall Cotton Mill

**Type:** Ordinance      **Status:** Enacted

**File created:** 6/15/2015      **In control:** City Council

**On agenda:**      **Final action:** 3/7/2016

**Enactment date:**      **Enactment #:** 16-457

**Title:** Planned Unit Development - Amendment 1 - Whitehall Cotton Mill  
FOR the purpose of approving certain amendments to the Development Plan of the Whitehall Cotton Mill Planned Unit Development.

**Sponsors:** Nick Mosby

**Indexes:** Amendment, Planned Unit Development

**Code sections:**

**Attachments:** 1. Statement of Intent 15-0543, 2. 15-0543~1st Reader, 3. Fire 15-0543, 4. DPW 15-0543, 5. BDC 15-0543, 6. Planning Dept. 15-0543, 7. Parking 15-0543, 8. City Solicitor 15-0543, 9. DOT 15-0543, 10. BMZA 15-0543, 11. HCD 15-0543, 12. 2nd Reader Amendment 15-0543, 13. 15-0543~3rd Reader

Date	Ver.	Action By	Action	Result
3/14/2016	0	Mayor	Signed by Mayor	
2/29/2016	0	City Council	Approved and Sent to the Mayor	
2/22/2016	0	City Council	3rd Reader, for final passage	
2/8/2016	0	City Council	3rd Reader, to be held one meeting	
2/8/2016	0	Land Use & Transportation Committee	Recommended Favorably with Amendment	
2/3/2016	0	Land Use & Transportation Committee	Recommended Favorably with Amendment	Pass
2/2/2016	0	Land Use & Transportation Committee	Advertised at Introduction	
1/19/2016	0	Land Use & Transportation Committee	Sign Posting	
1/19/2016	0	Land Use & Transportation Committee	Advertising	
1/11/2016	0	Land Use & Transportation Committee	Scheduled for a Public Hearing	
6/18/2015	0	The City Council	Refer to Dept. of Transportation	
6/18/2015	0	The City Council	Refer to Dept. of Public Works	
6/18/2015	0	The City Council	Refer to Fire Department	
6/18/2015	0	The City Council	Refer to Baltimore Development Corporation	
6/18/2015	0	The City Council	Refer to Parking Authority	
6/18/2015	0	The City Council	Refer to Board of Municipal and Zoning Appeals	
6/18/2015	0	The City Council	Refer to Planning Commission	

6/18/2015	0	The City Council	Refer to Housing and Community Development
6/18/2015	0	The City Council	Refer to City Solicitor
6/15/2015	0	City Council	Assigned
6/15/2015	0	City Council	Introduced

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

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THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER  
COPY.

INTRODUCTORY\*

CITY OF BALTIMORE  
COUNCIL BILL

Introduced by: Councilmember Mosby

At the request of: Whitehall Mill, LLC

Address: c/o Alfred W. Barry, AB Associates, One South Calvert Street, Suite 1150,  
Baltimore, Maryland 21202

Telephone: 410-547-6900

A BILL ENTITLED

AN ORDINANCE concerning

**Planned Unit Development - Amendment 1 - Whitehall Cotton Mill**

FOR the purpose of approving certain amendments to the Development Plan of the Whitehall Cotton Mill Planned Unit Development.

BY authority of

Article - Zoning

Title 9, Subtitles 1 and 5

Baltimore City Revised Code

(Edition 2000)

Recitals

By Ordinance 14-193, the Mayor and City Council (i) approved the application of Terra Nova Ventures, LLC, to have certain property located at 3300 Clipper Mill Road, consisting of 5.267 acres, more or less, designated as an Industrial Planned Unit Development and (ii) approved the Development Plan submitted by the applicant.

Whitehall Mill, LLC, now the owner of the property, wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to modify the square limit footage that applies to restaurants.

On April 1, 2015, representatives of Whitehall Mill, LLC, met with the Department of Planning for a preliminary conference to explain the scope and nature of the proposed amendments to the

Development Plan.

The representatives of Whitehall Mill, LLC, have now applied to the Baltimore City Council for approval of these amendments, and they have submitted amendments to the Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 5 of the Baltimore City Zoning Code.

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Sections 3(d)(4), (5), (6), and (7) of Ordinance 14-193 are amended to read as follows:

SECTION 3. AND BE IT FURTHER ORDAINED, That in accordance with the provisions of Title 9, Subtitle 1 and 5 the following uses are permitted in the Planned Unit Development:

(d) In accordance with ~~9-503~~ 9-503 of the Baltimore City Zoning Code, the following B-1, B-2, and B-3 uses are allowed:

(4) [Each of the] THE following commercial [uses] USE shall be limited in [their] ITS location to the ground level and shall not exceed a total of [3,000] 10,000 square feet:

[(i)] Restaurants, including live entertainment and dancing.

(5) THE FOLLOWING COMMERCIAL USE SHALL BE LIMITED IN ITS LOCATION TO THE GROUND LEVEL AND SHALL NOT EXCEED A TOTAL OF 3,000 SQUARE FEET:

[(ii)] Taverns, including live entertainment and dancing.

(6) [(5)] Each of the following commercial uses shall not exceed a total of 3,000 square feet per individual tenant:

[(i)] Food stores, grocery, delicatessens.

(7) [(6)] Dwelling units are permitted above the ground floor only.

(8) [(7)] Each of the following commercial uses shall be expressly prohibited:

(i) Restaurants: drive-in - including pick-up drives with window service

(ii) Restaurants: drive-in - no pick-up drives with window service.

SECTION 2. AND BE IT FURTHER ORDAINED, That all plans for the construction of permanent improvements on the property are subject to final design approval by the Planning Commission to insure that the plans are consistent with the Development Plan and this Ordinance.

SECTION 3. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying amended Development Plan and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the amended Development Plan; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the Director of Finance

then shall transmit a copy of this Ordinance and the amended Development Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

SECTION 4. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

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pudamdts/WhitehallCottonMill/nbr

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