



Legislation Details (With Text)

**File #:** 17-0049    **Version:** 0    **Name:** Planned Unit Development - Designation - Overlook at Roland Park  
**Type:** Ordinance    **Status:** Enacted  
**File created:** 4/3/2017    **In control:** City Council  
**On agenda:**    **Final action:** 7/21/2017  
**Enactment date:**    **Enactment #:** 17-037

**Title:** Planned Unit Development - Designation - Overlook at Roland Park  
For the purpose of approving the application of Blue Ocean Realty, contract purchaser of certain property located at Ward 27, Section 15, Block 4820E, Lot 021, to have that property designated a Residential Planned Unit Development; and approving the Development Plan submitted by the applicant.

**Sponsors:** Isaac "Yitzzy" Schleifer

**Indexes:** Designation, Planned Unit Development

**Code sections:**

**Attachments:** 1. 17-0049~1st Reader, 2. Fire 17-0049, 3. Parking 17-0049, 4. Planning 17-0049, 5. DPW 17-0049, 6. BDC 17-0049, 7. City Solicitor 17-0049, 8. HCD - 17-0049, 9. BMZA 17-0049, 10. DOT 17-0049, 11. DOT Amendments 17-0049, 12. 2nd Reader Amendments 17-0049, 13. 17-0049~3rd Reader, 14. Completed Bill File 17-0049

| Date      | Ver. | Action By                             | Action                                     | Result |
|-----------|------|---------------------------------------|--|--------|
| 8/14/2017 | 0    | Mayor                                 | Signed by Mayor                            |        |
| 6/19/2017 | 0    | City Council                          | Approved and Sent to the Mayor             |        |
| 6/12/2017 | 0    | City Council                          | 3rd Reader, for final passage              |        |
| 6/12/2017 | 0    | Land Use and Transportation Committee | Recommended Favorably with Amendment       |        |
| 6/12/2017 | 0    | City Council                          | 3rd Reader, to be held one meeting         |        |
| 6/7/2017  | 0    | Land Use and Transportation Committee | Recommended Favorably with Amendment       | Pass   |
| 6/7/2017  | 0    | Land Use and Transportation Committee | Advertised at Introduction                 |        |
| 5/23/2017 | 0    | Land Use and Transportation Committee | Advertising                                |        |
| 5/23/2017 | 0    | Land Use and Transportation Committee | Sign Posting                               |        |
| 5/8/2017  | 0    | Land Use and Transportation Committee | Scheduled for a Public Hearing             |        |
| 4/6/2017  | 0    | The City Council                      | Refer to Dept. of Public Works             |        |
| 4/6/2017  | 0    | The City Council                      | Refer to Fire Department                   |        |
| 4/6/2017  | 0    | The City Council                      | Refer to Baltimore Development Corporation |        |
| 4/6/2017  | 0    | The City Council                      | Refer to Parking Authority Board           |        |
| 4/6/2017  | 0    | The City Council                      | Refer to Dept. of Transportation           |        |
| 4/6/2017  | 0    | The City Council                      | Refer to City Solicitor                    |        |

|          |   |                  |   |
|----------|---|------------------|---|
| 4/6/2017 | 0 | The City Council | Refer to Board of Municipal and Zoning Appeals      |
| 4/6/2017 | 0 | The City Council | Refer to Planning Commission                        |
| 4/6/2017 | 0 | The City Council | Refer to Dept. of Housing and Community Development |
| 4/3/2017 | 0 | City Council     | Introduced  |
| 4/3/2017 | 0 | City Council     | Assigned  |

\* **Warning:** This is an unofficial, introductory copy of the bill.  
The official copy considered by the City Council is the first reader copy.

### **Introductory\***

## **City of Baltimore Council Bill**

Introduced by: Councilmember Schleifer

At the request of: Blue Ocean Realty

Address: c/o Alfred W. Barry, AB Associates, 201 East Baltimore Street, Suite 1150,  
Baltimore, Maryland 21202

Telephone: 410-547-6900

### **A Bill Entitled**

An Ordinance concerning

#### **Planned Unit Development - Designation - Overlook at Roland Park**

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

By authority of

Article - Zoning

Title 9, Subtitles 1 and 2

Baltimore City Revised Code

(Edition 2000)

### **Recitals**

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

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

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

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

**Section 1. Be it ordained by the Mayor and City Council of Baltimore,** That the Mayor and City Council approves the application of Blue Ocean Realty, contract purchaser of the property located at Ward 27, Section 15, Block 4820E, Lot 021, as outlined on the accompanying Development Plan entitled "Overlook at Roland Park", dated March 27, 2017, to designate the property a Residential Planned Development under Title

9, Subtitles 1 and 2 of the Baltimore City Zoning Code.

**Section 2. And be it further ordained,** That the Development Plan submitted by the applicant, consisting of the following Exhibit Sheets, is approved:

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

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

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

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

**Section 3. And be it further ordained,** That in accordance with the provisions of Title 9, Subtitles 1 and 2, the following use is allowed within the Planned Unit Development:

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

**Section 4. And be it further ordained,** That off-street parking spaces must be provided at a minimum of 1 space per dwelling unit.

**Section 5. And be it further ordained,** That Final Design approval will be required by the Planning Commission.

**Section 6. And be it further ordained,** That the Planning Commission may determine what constitutes minor or major modifications to the Plan. Minor modifications require approval by the Planning Commission. Major modifications require approval by Ordinance.

**Section 7. 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 8. And be it further ordained,** That as evidence of the authenticity of the accompanying 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 Development Plan; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the Development Plan; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the 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 9. And be it further ordained,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.