



Legislation Text

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INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL

Introduced by: Councilmember Reisinger

At the request of: Hollinswood Park Associates

Address: c/o Sebastian A. Cross, 600 Washington Avenue, Suite 200, Towson, Maryland 21204

Telephone: 410-821-0070

A BILL ENTITLED

AN ORDINANCE concerning

Planned Unit Development - Designation - Hollinswood Plaza

FOR the purpose of approving the application of Hollinswood Park Associates, owner of the Hollinswood Plaza located at 2111-2163 Patapsco Avenue, to have a portion of that property designated a Business Planned Unit Development; and approving the Development Plan submitted by the applicant.

BY authority of

Article - Zoning

Title 9, Subtitles 1 and 4

Baltimore City Revised Code

(Edition 2000)

Recitals

Hollinswood Park Associates is the owner of property known as the Hollinswood Plaza located at 2111-2163 Patapsco Avenue, consisting of 13.88 acres, more or less.

The owner proposes a Planned Unit Development designation for 3.25 acres, more or less, within Hollinswood Plaza in the area of the property located near Hollins Ferry Road and Patapsco Avenue.

On August 22, 2008, representatives of Hollinswood Park Associates 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 Business Planned Unit Development.

The representatives of Hollinswood Park Associates have now applied to the Baltimore City Council for designation of the property as a Business Planned Unit Development, and they have submitted a Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 4 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 Hollinswood Park Associates, owner of Hollinswood Plaza located at 2111-2163 Patapsco Avenue consisting of approximately 13.88 acres, to designate approximately 3.25 acres of the property, in the area of the property located near Hollins Ferry Road and Patapsco Avenue, as outlined on the accompanying Development Plan entitled “Hollinswood Plaza”, dated October 14, 2008, a Business Planned Development under Title 9, Subtitles 1 and 4 of the Baltimore City Zoning Code.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Development Plan submitted by Hollinswood Park Associates, consisting of Sheet 1, “Existing Conditions Plan”, dated October 14, 2008, Sheet 2, “Site Plan”, dated October 14, 2008, Sheet 3, “Landscape Plan”, dated October 14, 2008, and Sheet 4, “Elevations”, dated October 14, 2008, is approved.

SECTION 3. AND BE IT FURTHER ORDAINED, That in accordance with the provisions of Title 9, Subtitles 1 and 4, the following uses are permitted within the Business Planned Unit Development:

- (a) All uses allowed as permitted, accessory, or by conditional use in the B-2 Zoning District.
- (b) In addition, the following uses will be allowed:
 - (1) Pharmacy: drive-in
 - (2) Restaurant: drive-in

SECTION 4. AND BE IT FURTHER ORDAINED, That the maximum height of the building on the property and the floor area requirements shall be as set forth on Sheet 2 of the Development Plan.

SECTION 5. AND BE IT FURTHER ORDAINED, That all plans for the construction of permanent improvements on the property within the Planned Unit Development must be reviewed by the Planning Commission to ensure that the plans are consistent with the Development Plan and this Ordinance. Final design approval shall be granted to the Planning Commission.

SECTION 6. AND BE IT FURTHER ORDAINED, That the Planning Department 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 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 8. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

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