



City of Baltimore

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

Legislation Text

File #: 08-0111, Version: 0

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

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INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL

Introduced by: Councilmember Kraft
At the request of: South Broadway Properties, LLC
Address: Stanley S. Fine, Esquire, 25 South Charles Street, Suite 2115, Baltimore, Maryland
21201
Telephone: 410-727-1115

A BILL ENTITLED

AN ORDINANCE concerning
Planned Unit Development - Amendment 1 - Marketplace at Fell's Point

FOR the purpose of approving certain amendments to the Development Plan of the Marketplace at Fell's Point
Planned Unit Development.

BY authority of
Article - Zoning
Title 9, Subtitles 1 and 4
Baltimore City Revised Code
(Edition 2000)

Recitals

By Ordinance 07-435, the Mayor and City Council approved the application of South Broadway Properties, LLC, which is either the owner, potential owner, developer and/or contract purchaser of the following properties: 600, 602, 606, 610, 616, 622, 607, 609, 611, 617, 619, 621, 623, 625, and 627 South Broadway; 611, 613, 615, 617, 619, 621, and 623 South Bethel Street; 1621, 1625-1631, and 1641 Fleet Street; 608 and 614 South Regester Street; 1640 and 1641 Aliceanna Street; and 1641 Lancaster Street (collectively, the "Property"), consisting of 4.405 acres, more or less, to designate the Property as a Business Planned Unit Development and approved the Development Plan submitted by the applicant.

South Broadway Properties, LLC, wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to modify the boundaries of the Business Planned Unit Development by increasing the area of the property included within the Planned Unit Development, to amend the height limitations in certain areas within the Planned Unit Development, to increase the number of permitted dwelling units, and to reduce the off-street parking

ratio for residential units.

On April 18, 2008, representatives of South Broadway Properties, 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 South Broadway Properties, 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 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 amendments to the Development Plan submitted by the Developer, as attached to and made part of this Ordinance, including Sheet 1, "Existing Conditions Plan", dated April 16, 2008, and Sheet 2, "Development Plan", dated April 16, 2008.

SECTION 2. AND BE IT FURTHER ORDAINED, That the boundaries of the Planned Unit Development are modified to include 620 South Broadway, 616 South Regester Street, 1630 Aliceanna Street, and 920/950 South Broadway; however, these properties shall not be regulated by this Ordinance until the City or South Broadway Properties, LLC, or its successors or assigns, has acquired title to the properties. With these properties, the Planned Unit Development consists of 5.91 acres, more or less.

SECTION 3. AND BE IT FURTHER ORDAINED, That Section 4 of Ordinance 07-435 is amended to read as follows:

SECTION 4. AND BE IT FURTHER ORDAINED, That off-street parking requirements for the Planned Unit Development are as follows: (1) residential - [1.5 spaces] 1 SPACE per dwelling unit, 75% OF WHICH SHALL BE PROVIDED WITHIN THE PLANNED UNIT DEVELOPMENT AND THE REMAINING 25% PROVIDED IN THE FLEET & EDEN PARKING GARAGE LOCATED AT 501 EDEN STREET, OR IN ANOTHER PARKING FACILITY; AND [(2) office - 1 space per 800 square feet in excess of 2,000 square feet of office use; (3) retail including restaurants - 1 space per 600 square feet in excess of 4,000 square feet of retail use; and (4)] (2) all other uses - as required by the underlying zoning OR AS AUTHORIZED BY THE BOARD OF MUNICIPAL AND ZONING APPEALS.

SECTION 4. 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 5. 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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