



Legislation Text

File #: 09-0372, **Version:** 0

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INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL

Introduced by: Councilmember Conaway
At the request of: Seawall Union Ave, 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 - Designation - Union Mill

FOR the purpose of approving the application of Seawall Union Ave, LLC, contract purchaser of certain property located at 1500 Union Avenue, to have that property designated an Industrial Planned Unit Development; and approving the Development Plan submitted by the applicant.

BY authority of
Article - Zoning
Title 9, Subtitles 1 and 5
Baltimore City Revised Code
(Edition 2000)

Recitals

Kramer Hobbies Long Island, Inc., is the fee simple owner of property located at 1500 Union Avenue, consisting of 3.68 acres, more or less, and is under contract to sell the property to Seawall Union Ave, LLC. In the event that Seawall Union Ave, LLC, does not settle on the property, the owner wishes to retain the industrial uses permitted in the M-2 Zoning District.

Seawall Union Ave, LLC, proposes to redevelop the property at 1500 Union Avenue into a mixed use development consisting of office, residential, and retail.

On July 2, 2009, representatives of Seawall Union Ave, LLC, 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 an Industrial Planned Unit Development.

The representatives of Seawall Union Ave, LLC, have now applied to the Baltimore City Council for designation of the property as an Industrial Planned Unit Development, and they have submitted a 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 the Mayor and City Council approves the application of Seawall Union Ave, LLC, contract purchaser of the property located at 1500 Union Avenue, consisting of 3.68 acres, more or less, as outlined on the accompanying Development Plan entitled "Union Mill", consisting of Sheet 1 (00.00), "Cover Sheet", dated July 13, 2009, Sheet 2 (20.01), "Existing Conditions Plan", dated July 13, 2009, Sheet 3 (20.02), "Proposed Site Plan", dated July 13, 2009, Sheet 4 (21.01), "Site Landscape Plan", dated July 13, 2009, Sheet 5 (21.02), "Courtyard Landscape Plan and Section", dated July 13, 2009, Sheet 6 (31.01), "Exterior Elevations", dated July 13, 2009, Sheet 7 (31.02), "Exterior Elevations", dated July 13, 2009, and Sheet 8 (31.03), "Exterior Signage", dated July 13, 2009, to designate the property an Industrial Planned Development under Title 9, Subtitles 1 and 5 of the Baltimore City Zoning Code.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Development Plan submitted by Seawall Union Ave, LLC, is approved.

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

- (a) In accordance with Section 9-502 of the Zoning Code, all permitted, conditional, and accessory uses in an M-2 Zoning District.
- (b) In accordance with Section 9-503 of the Zoning Code, the following specific uses will be permitted: multi-family residential uses. Overall residential density will be calculated at a rate of 1,500 square feet per unit based on the overall site square footage.
- (c) In accordance with Section 9-503 of the Zoning Code, the following B-1 and B-2 uses will be allowed: artisans' and craft work; automatic teller machines; bakeries; carry-out shops; catering establishments; computer centers; food stores, grocery stores and delicatessens; meat market; newsstands; outdoor table service accessory to restaurant; photocopying services; prepared food delivery services including operations accessory to restaurant; restaurants, lunchrooms.
- (d) In accordance with Section 9-503 of the Zoning Code the following O-R uses will be permitted: offices; philanthropic and charitable institutions.
- (e) In accordance with Section 9-502 of the Zoning Code, the existing billboard on the property shall be permitted to remain.

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 off-street parking requirements for the Planned Unit Development are as follows, with the consideration that the parking will be considered shared parking and used primarily by office tenants during the day and primarily by residential tenants at night, in addition to its proximity to the Woodberry Light Rail stop and Maryland Transit Administration local bus routes:

- (a) Office use: 1 per 400 square feet of floor area in excess of 1,000 square feet.
- (b) Residential use:

(1) apartments (multiple family dwellings): 1 per 1 dwelling unit.

(c) Retail use: 1 per 300 square feet of floor area in excess of 1,000 square feet.

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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