



## Legislation Text

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**File #: 08-0110, Version: 0**

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INTRODUCTORY\*

CITY OF BALTIMORE  
COUNCIL BILL

Introduced by: Councilmember Cole

At the request of: RWN Development Group, LLC

Address: c/o Richard Rubin, One South Street, 27th Floor, Baltimore, Maryland 21202

Telephone: 410-332-8509

A BILL ENTITLED

AN ORDINANCE concerning

**Planned Unit Development - Designation - Guilford/Holliday Towers**

FOR the purpose of approving the application of RWN Development Group, LLC, its affiliates and assigns, who are either the developer, contract purchaser, potential owner, or owner of certain properties known as 211 East Pleasant Street (a/k/a 320 Guilford Avenue), 310-318 Guilford Avenue, 222 East Saratoga Street, 407 East Saratoga Street, 231-233 Holliday Street, 235-239 Holliday Street, and 154, 158, 160, 162, and 164 North Gay Street (collectively referred to as “the Property”), to have the 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

RWN Development Group, LLC, its affiliates and assigns, are either the developer, contract purchaser, potential owner, or owner of certain properties known as 211 East Pleasant Street (a/k/a 320 Guilford Avenue), 310-318 Guilford Avenue, 222 East Saratoga Street, 407 East Saratoga Street, 231-233 Holliday Street, 235-239 Holliday Street, and 154, 158, 160, 162, and 164 North Gay Street (collectively referred to as “the Property”), consisting of 4.232 acres, more or less.

The owner proposes to have the Property designated a Business Planned Unit Development.

On April 16, 2008, representatives of RWN Development Group, 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 a Business Planned Unit Development.

The representatives of the applicant 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 RWN Development Group, LLC, its affiliates and assigns, who are either the developer, contract purchaser, potential owner, or owner of certain properties known as 211 East Pleasant Street (a/k/a 320 Guilford Avenue), 310-318 Guilford Avenue, 222 East Saratoga Street, 407 East Saratoga Street, 231-233 Holliday Street, 235-239 Holliday Street, and 154, 158, 160, 162, and 164 North Gay Street (collectively referred to as “the Property”), consisting of 4.232 acres, more or less, as outlined on the accompanying Development Plan entitled “Guilford/Holliday Towers Planned Unit Development”, consisting of Sheet 1, “Existing Conditions”, dated April 11, 2008, and Sheet 2, “Proposed Development Plan”, dated April 11, 2008, to designate the Property 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 the applicant is approved.

SECTION 3. AND BE IT FURTHER ORDAINED, That the following uses are permitted in the Development Plan, subject to the following limitations:

- (a) All permitted and accessory uses as allowed in the B-5 Zoning District and all conditional uses as allowed in the B-5 and B-4 Zoning Districts, unless otherwise prohibited in Section 3(b) below.
- (b) The following uses are not allowed as principal or accessory uses in the Development Plan:

Automobile glass and mirror shops; automobile painting shops; automobile seat cover and convertible top establishments; bus and transit passenger stations and terminals; carpet and rug cleaning establishments; check cashing agencies; community corrections centers; feed stores, highway maintenance shops and yards; homes for the rehabilitation of non-bedridden alcoholics and for the care and custody of homeless persons; parole and probation field offices; peep-show establishments; poultry and rabbit killing establishments; fraternity and sorority houses off campus; undertaking establishments and funeral parlors.

- (c) Existing general advertising signs may be maintained on the Property in the existing locations (as noted on Sheet 1, “Existing Conditions”) or relocated to other locations on the Property as may be approved by the Planning Commission.

SECTION 4. AND BE IT FURTHER ORDAINED, That there is no restriction on the aggregate number of dwelling units on the Property.

SECTION 5. AND BE IT FURTHER ORDAINED, That the area consisting of the Property, together with the adjoining highways, alleys rights-of-way, and other similar property, consisting of 4.232 acres, more or less, may have an aggregate floor area of up to 2,766,234.1 square feet, which floor area may be allocated among the Property in any manner.

SECTION 6. 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 7. 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 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 30th day after the date it is enacted.

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