



City of Baltimore

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

Legislation Text

File #: 09-0313, **Version:** 0

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

* 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: President Rawlings-Blake
At the request of: Uplands Visionaries, LLC
Address: c/o Jon Laria, Esquire, Ballard Spahr Andrews & Ingersoll, LLP, 300 East Lombard
Street, 18th Floor, Baltimore, Maryland 21202
Telephone: 410-528-5506

A BILL ENTITLED

AN ORDINANCE concerning
Urban Renewal - Uplands - Amendment _

FOR the purpose of amending the Urban Renewal Plan for Uplands to revise the Land Use Plan for residential uses permitted under a certain zoning district; clarifying certain references and language; amending Appendix B to provide that where there may be a conflict between the provisions of the Renewal Plan and the provisions of any Planned Unit Development in the Renewal Area, the provisions of the Renewal Plan control; modifying certain design guidelines of Appendix B; and replacing certain Exhibits; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

BY authority of
Article 13 - Housing and Urban Renewal
Section 2-6
Baltimore City Code
(Edition 2000)

Recitals

The Urban Renewal Plan for Uplands was originally approved by the Mayor and City Council of Baltimore by Ordinance 04-0887 and last amended by Ordinance 08-99.

An amendment to the Urban Renewal Plan for Uplands is necessary to revise the Land Use Plan for residential uses permitted under a certain zoning district; to clarify certain references and language; to amend Appendix B to provide that where there may be a conflict between the provisions of the Renewal Plan and the provisions of any Planned Unit Development in the Renewal Area, the provisions of the Renewal Plan control; to modify certain

design guidelines of Appendix B; and to replace certain Exhibits.

Under Article 13, § 2-6 of the Baltimore City Code, no substantial change may be made in any approved renewal plan unless the change is approved in the same manner as that required for the approval of a renewal plan.

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the following changes in the Urban Renewal Plan for Uplands are approved:

(1) In the Plan, amend the first sentence of B.1. to read as follows:

Residential uses shall be those permitted under the [R-6] R-5 category as set forth by the Zoning Code of Baltimore City.

(2) In the Plan, amend C.4.a. second paragraph to read as follows:

The Department of Housing and Community Development will fully utilize the [Design Advisory Panel] URBAN DESIGN AND ARCHITECTURAL REVIEW PANEL and the Site Plan Review Committee to work with Developers in the achievement of high quality site, building, and landscape design.

(3) In the Plan, in the last line of the second sentence of C.5., delete “on September 9, 2004”.

(4) In the Plan, in Appendix B, after the title “Design Guidelines”, insert the following sentence:

WHERE THERE MAY BE A CONFLICT BETWEEN THE PROVISIONS OF THE UPLANDS RENEWAL PLAN AND THE PROVISIONS OF ANY PLANNED UNIT DEVELOPMENT IN THE UPLANDS RENEWAL AREA, THE PROVISIONS OF THE UPLANDS RENEWAL PLAN CONTROL.

(5) In Appendix B of the Plan, in B.1.a. and b., in each instance, delete “10” and substitute “8”; in B.2., delete “15” and substitute “10”; and, in B.4., delete the last sentence in its entirety.

(6) In Appendix B of the Plan, in C.1.a., delete “5” and substitute “4”; and, in D.5., delete the first sentence.

(7) In Appendix B of the Plan, in Building Types Rowhouse, in the 6th bullet, after “windows”, insert “OR SINGLE-HUNG WINDOWS (IF RENTAL)”.

(8) In Appendix B of the Plan, after Building Types Duplex section, insert

TRIPLEXES (UNIT SIZE - 1,000 SQUARE FEET TO 1,500 SQUARE FEET, 2 TO 3 BEDROOMS)

· PORCHES AND STOOPS CREATE A TRANSITION BETWEEN INSIDE AND OUTSIDE, AND BETWEEN PUBLIC AND PRIVATE SPACE.

· UNITS ARE ORIENTED TO THE SIDEWALK AND HELP DEFINE STREET EDGES.

· VARIATION IN ROOF FORMS CREATES VISUAL INTEREST AND GIVES UNITS A HUMAN SCALE. HIPPED, GABLE, AND SHED ROOFS ARE ENCOURAGED TO MAINTAIN A RESIDENTIAL NEIGHBORHOOD FEEL.

- SPECIAL ARCHITECTURAL DETAILS, SUCH AS CORNICES, DENTILS, ROOF VENTS, AND WOOD TRIM AROUND WINDOWS, GIVE INDIVIDUAL IDENTITY TO EACH UNIT.
- SEPARATE ENTRANCES ARE PROMINENT, WELL LIT, AND EXPRESS DISTINCT UNITS.
- OPERABLE DOUBLE-HUNG WINDOWS OR SINGLE-HUNG WINDOWS (IF RENTAL) PROVIDE NATURAL VENTILATION.
- A RAISED FIRST FLOOR GIVES RESIDENTS PRIVACY.
- LANDSCAPING CAN HELP KEEP THE UNITS COOL IN THE SUMMER AND CAN BE AN ATTRACTIVE ADDITION TO THE SITE.
- A VARIETY OF EXTERIOR MATERIALS, SUCH AS WOOD SIDING AND BRICK, GIVE THE BUILDING TEXTURE AND A SENSE OF SCALE AND INDIVIDUALITY.
- SETBACKS GIVE RESIDENTS PRIVACY AND CREATE ROOM FOR GRASSY AREAS AND PLANTING.
- PROJECTING BAYS, BALCONIES, AND CORNERS GIVE RHYTHM TO THE STREET.
- WINDOWS ARE PLACED TO INCREASE “EYES ON THE STREET” FOR A SAFER NEIGHBORHOOD.
- PARKING NEEDS ARE ACCOMMODATED BY ON-STREET PARKING RESERVED FOR NEIGHBORHOOD RESIDENTS OR BACKYARD GARAGES REACHED BY ALLEYWAYS.

(9) In Appendix B of the Plan, in Building Types Mansionette, amend the title line to read as follows:

Mansionette (Unit size - 750 square feet to 1,000 square feet, 1, [to] 2, AND 3 bedrooms)

(10) In Appendix B of the Plan, in Building Types Mansionette, amend the 5th bullet by deleting “The main entrance is” and substituting “ENTRANCES WILL BE”; amend the 6th bullet by deleting “double-hung” and substituting “SINGLE-HUNG”; and, amend the 16th bullet by inserting “, IF APPLICABLE,” after “Garages”.

(11) In Appendix B of the Plan, in Building Types Mansion, amend the 7th bullet by inserting “OR SINGLE-HUNG WINDOWS (IF RENTAL)” after “windows”.

(12) In Appendix B of the Plan, in Building Types Multifamily, after the 6th bullet, insert new bullet #7 to read as follows:

- OPERABLE DOUBLE-HUNG WINDOWS OR SINGLE-HUNG WINDOWS (IF RENTAL) PROVIDE NATURAL VENTILATION.

(13) Replace Exhibit 1, “Land Use Plan”, dated September 30, 2004, with new Exhibit 1,

“Land Use Plan”, dated March 24, 2009, and replace Exhibit 4, “Existing Zones, dated September 30, 2004, with new Exhibit 4, “Proposed Zones”, dated March 24, 2009.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for Uplands, as amended by this Ordinance and identified as “Urban Renewal Plan, Uplands, revised to include Amendment __, dated March 30, 2009”, is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a permanent public record, available for public inspection and information.

SECTION 3. AND BE IT FURTHER ORDAINED, That if the amended Urban Renewal Plan approved by this Ordinance in any way fails to meet the statutory requirements for the content of a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal plan, those requirements are waived and the amended Urban Renewal Plan approved by this Ordinance is exempted from them.

SECTION 4. AND BE IT FURTHER ORDAINED, That if any provision of this Ordinance or the application of this Ordinance to any person or circumstance is held invalid for any reason, the invalidity does not affect any other provision or any other application of this Ordinance, and for this purpose the provisions of this Ordinance are declared severable.

SECTION 5. AND BE IT FURTHER ORDAINED, That if a provision of this Ordinance concerns the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or safety law or regulation, the applicable provisions shall be construed to give effect to each. However, if the provisions are found to be in irreconcilable conflict, the one that establishes the higher standard for the protection of the public health and safety prevails. If a provision of this Ordinance is found to be in conflict with an existing provision of any other law or regulation that establishes a lower standard for the protection of the public health and safety, the provision of this Ordinance prevails and the other conflicting provision is repealed to the extent of the conflict.

SECTION 6. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is enacted.

dlr09-0659~intro/26Mar09
urbrenwlamdt/Uplands/nbr

dlr09-0659~intro/26Mar09
?????
urbrenwlamdt/Uplands/nbr