



Legislation Text

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INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL

Introduced by: Councilmember Reisinger

At the request of: Hull Point, LLC

Address: c/o Stanley S. Fine, Esquire, Rosenberg, Martin, Greenberg, LLP, 25 South Charles
Street, Baltimore, Maryland 21201

Telephone: 410-727-6600

A BILL ENTITLED

AN ORDINANCE concerning
Planned Unit Development - Tide Point

FOR the purpose of repealing the existing Development Plan for the Whetstone Point Planned Unit Development;
and approving a new Development Plan for the Tide Point Planned Unit Development.

BY authority of

Article - Zoning

Title 9, Subtitles 1 and 4

Baltimore City Revised Code

(Edition 2000)

Recitals

By Ordinance 99-502, the Mayor and City Council of Baltimore approved the application of Hull Point, LLC, to have certain property located in Locust Point designated an Industrial Planned Unit Development and approved the Development Plan submitted by the applicant.

Hull Point, LLC, wishes to rescind Ordinance 99-502 and replace the existing Development Plan with a new one that will amend the boundaries of the Planned Unit Development, amend the Development Plan, rename the Planned Unit Development, as previously approved by the Mayor and City Council, amend the permitted uses and their densities, and generally provide for a mixed-use, live/work/play urban development including (but not limited to) residential, office, retail, storage, light industrial, and light manufacturing.

Hull Point, LLC, Tide Point Mezzanine Holding, LLC, and Nicholson Street, LLC, are either the owner or contract purchaser for the following properties: Block 2024, Lot 6A, 1000-1050 Hull Street, 1450 Beason Street, 1100 Haubert Street, 1134 Hull Street, 1116 Hull Street, and 1113 Hull Street. Hull Point, LLC, plans to develop the Property, consisting of 24.647 acres, more or less, for business and industrial uses.

On January 7, 2008, representatives of the applicant 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 approval of the replacement Planned Unit Development, which is 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 Ordinance 99-502 is repealed.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Mayor and City Council approves the replacement of the Planned Unit Development and approved the application of Hull Point, LLC, Tide Point Mezzanine Holding, LLC, and Nicholson Street, LLC, to designate the properties known as Block 2024, Lot 6A, 1000-1050 Hull Street, 1450 Beason Street, 1100 Haubert Street, 1134 Hull Street, 1116 Hull Street, and 1113 Hull Street, consisting of 24.647 acres, more or less, as outlined on the accompanying Development Plan entitled "Tide Point", dated January 7, 2008, to designate the property a Business Planned Unit 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, Hull Point, LLC, consisting of Sheet 1, "Existing Conditions Plan", dated January 7, 2008, and Sheet 2, "Development Plan", dated January 7, 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 Planned Unit Development:

(a) The following principal uses are permitted within the Planned Unit Development:

(1) all permitted, accessory, and conditional uses as allowed in the B-2 Zoning District;

(2) artisans' and craft work; automatic teller machines; automotive parts: manufacturing; bakeries - including the sale of bakery products to restaurants, hotels, clubs, and other similar establishments; bakery goods: manufacturing; banks and savings and loan associations; beverages: manufacturing; bottling works; bus and transit turnarounds and passenger shelters - including advertising signs that comply with § 11-424 of the Zoning Code; cameras and other photographic equipment: manufacturing; candy: manufacturing; canvas products: manufacturing; carpet and rug cleaning establishments; clothing and other finished products: manufacturing; communications systems: sales and service, other than retail; computer centers; contractor and construction shops; dry cleaning establishments; dyeing establishments; electronic components and instruments: manufacturing and assembling; employment agencies; food products: manufacturing and processing; furniture and fixtures: manufacturing; greenhouses; hardware and tools: manufacturing; ice cream: manufacturing; industrial supplies: distribution and sales; ink: manufacturing; inked products: manufacturing; instruments, professional, scientific, and controlling: manufacturing; jewelry: manufacturing; laboratories: research and testing; laboratory apparatus: manufacturing; linen, towel, diaper, and similar supply establishments; lithographing; luggage: manufacturing; machinery and machines, industrial, new: sales, rental and service; machines, business and office, new and used: sales, rental, and service; machine shops, machine tools, light: manufacturing; mail order distribution centers; malting; maritime suppliers; massage therapists' offices; medical equipment: manufacturing; milk and dairy products: processing and distribution; mirrors: manufacturing; musical instruments, including organs and pianos: manufacturing; newsstands; novelty products: manufacturing; optical equipment: manufacturing; orthopedic and medical appliances: manufacturing; outdoor

seating and table service when accessory to a restaurant or any other permitted use; pharmaceuticals: manufacturing; photographic printing and developing establishments; printing and publishing; private piers; bus and transit passenger stations and terminals; public utility service centers; radio and television antennas and towers, including microwave antennas (satellite dishes) that extend no more than 25 feet above the building on which they are mounted; recording studios; rope or twine, fibrous: manufacturing; schools, commercial; schools, trade - other than industrial; spices: manufacturing and processing; sporting and athletic goods: manufacturing; telephone exchanges; textile mill products: manufacturing and fabrication; tool, dye, or pattern making shops; toys and games: manufacturing; upholstering shops; warehousing and storage; wholesale establishments; window blinds, shades, and awnings: manufacturing; wood products: manufacturing.

(b) A water taxi stop is a permitted use in the Planned Unit Development.

SECTION 4. AND BE IT FURTHER ORDAINED, That off-street parking requirements for the Planned Unit Development are the same as for a B-2-3 District, as specified in Title 10 of the Baltimore City Zoning Code.

SECTION 5. AND BE IT FURTHER ORDAINED, That if the Planned Unit Development approved by this Ordinance in any way fails to meet the statutory requirements for the preparation, adoption, and approval of a planned unit development ordinance, those requirements are waived, and the Planned Unit Development approved by this Ordinance is exempted from them.

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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