



# City of Baltimore

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

## Legislation Text

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**File #:** 11-0697, **Version:** 0

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INTRODUCTORY\*

CITY OF BALTIMORE  
COUNCIL BILL

Introduced by: Councilmember Welch

At the request of: University of Maryland Baltimore and UMB Health Sciences Research Park  
Corporation

Address: c/o Jon M. Laria, Esquire, Ballard Spahr LLP, 300 East Lombard Street, 18th Floor,  
Baltimore, Maryland 21202

Telephone: 410-528-5506

A BILL ENTITLED

AN ORDINANCE concerning

**Planned Unit Development - Designation - University of Maryland BioPark**

FOR the purpose of repealing the existing Development Plan for the UMB Biomedical Research Park; approving a new Development Plan for the University of Maryland BioPark Planned Unit Development; and providing for a special effective date.

BY authority of

Article - Zoning

Title 9, Subtitles 1 and 4

Baltimore City Revised Code

(Edition 2000)

Recitals

By Ordinance 03-613, the Mayor and City Council of Baltimore approved the application of University of Maryland Baltimore ("UMB") and UMB Health Sciences Research Park Corporation ("RPC") to have certain property, as more fully described therein, designated a Business Planned Unit Development and approved the Development Plan as submitted by the applicant. UMB and RPC have since developed portions of the property as part of the University of Maryland BioPark (the "BioPark").

To facilitate expansion and further development of the BioPark, UMB and RPC wish to repeal Ordinance 03-613 and replace the existing Development Plan with one that will expand the existing boundaries of the Planned Unit Development to include the properties listed on Exhibit 1 attached hereto (collectively, the "Property"), and to also establish a new Development Plan.

On April 28, 2011, UMB and RPC met with the Baltimore City Department of Planning for a preliminary

conference, to explain the scope and nature of the proposed new Development Plan.

Representatives of UMB, RPC, and the other owners of the Property (collectively, the "Applicant") have now applied to the Baltimore City Council for approval of the replacement 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 Ordinance 03-613 is repealed.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Mayor and City Council approves the application of the University of Maryland Baltimore and UMB Health Sciences Research Park Corporation and the other owners of the properties listed on Exhibit 1, which is attached to and made part of this Ordinance, to designate the Property as a Business Planned Unit Development, under Title 9, Subtitles 1 and 4 of the Baltimore City Zoning Code.

SECTION 3. AND BE IT FURTHER ORDAINED, That the accompanying Development Plan submitted by the Applicant, entitled "University of Maryland BioPark" and consisting of Sheet 1, "Existing Conditions", dated April 29, 2011, and Sheet 2, "Development Plan - Master Plan", dated April 29, 2011, is approved.

SECTION 4. AND BE IT FURTHER ORDAINED, That in accordance with the provisions of Title 9, Subtitles 1 and 4, the following uses are allowed within the Planned Unit Development:

- (a) all permitted, accessory and conditional uses, as allowed in the B-2 Zoning District, unless otherwise prohibited in Section 5;
- (b) open off-street parking areas and off-street garages, other than accessory, for the parking of 4 or more motor vehicles; laboratories for research and testing; power and energy plants; food preparation and storage facilities; outpatient services and medical clinics; warehousing and storage; and manufacturing and distribution when accessory to a use otherwise permitted hereunder;
- (c) outdoor table service when accessory to a restaurant, subject to design approval by the Planning Commission.

SECTION 5. AND BE IT FURTHER ORDAINED, That in accordance with the provisions of Title 9, Subtitles 1 and 4, the following uses are not allowed as principal uses within the Planned Unit Development:

- amusement arcades;
- animal hospitals;
- automobile accessory stores - including related repair and installation services;
- bowling establishments;
- bus and transit passenger stations and terminals (not including bus shelters for mass transit patrons);
- check cashing agencies;
- coin and philatelic stores;
- community correction centers;
- dance halls;
- department stores;
- exterminators' shops;

firearm sales;  
foster homes for children;  
fraternity and sorority houses - off campus;  
furrier shops - including accessory storage and conditioning of furs;  
gasoline service stations;

laundries: hand;  
liquor stores: package goods;  
pawnshops;  
pool halls and billiard parlors;  
poultry and rabbit killing establishments;  
private clubs and lodges (profit and nonprofit);  
radio and television sales and service;  
taverns;  
taxidermist shops;  
telegraph offices;  
tennis and lacrosse clubs;  
trading stamp redemption centers;  
travel trailers;  
recreational vehicles and similar camping equipment: parking or storage;  
undertaking establishments and funeral parlors;  
upholstering shops;  
vending machines for the retail sale of ice or milk.

SECTION 6. AND BE IT FURTHER ORDAINED, That retail uses as principal uses (other than physical culture and health services) shall only be permitted on the ground and basement floors.

SECTION 7. AND BE IT FURTHER ORDAINED, That parking shall be provided in accordance with the requirements shown on the Development Plan. The parking requirements may be satisfied within the Planned Unit Development, by application of Section 10-304 of the Zoning Code, or by parking spaces owned and/or controlled by the University of Maryland within its Baltimore City campus.

SECTION 8. AND BE IT FURTHER ORDAINED, That the property known as 859 West Baltimore Street shall not be regulated by this Ordinance until UMB, RPC, their affiliates, or their respective successors or assigns have acquired title to that property.

SECTION 9. 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 10. AND BE IT FURTHER ORDAINED, That the Planning Department shall determine what constitutes minor or major modifications to the Development Plan. Minor modifications require approval by the Planning Commission. Major modifications require approval by Ordinance.

SECTION 11. 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 12. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is enacted.

Exhibit 1

List of Properties

800 West Baltimore Street  
830 West Baltimore Street  
10 N. Fremont Avenue  
12 N. Fremont Avenue  
802 West Fairmount Avenue  
801 West Fayette Street  
811 West Fayette Street  
813 West Fayette Street  
815 West Fayette Street  
817 West Fayette Street  
819 West Fayette Street  
821 West Fayette Street  
825 West Fayette Street  
829 West Fayette Street  
831 West Fayette Street  
833 West Fayette Street  
1 North Poppleton Street  
900 West Baltimore Street  
926 West Baltimore Street  
930 West Baltimore Street  
934 West Baltimore Street  
938 West Baltimore Street  
940 West Baltimore Street  
942 West Baltimore Street  
944 West Baltimore Street  
946 West Baltimore Street  
3 North Schroeder Street  
5 North Schroeder Street  
7 North Schroeder Street  
9 North Schroeder Street  
11 North Schroeder Street  
830 West Fairmount Avenue  
832 West Fairmount Avenue  
834 West Fairmount Avenue  
836 West Fairmount Avenue  
925 West Fairmount Avenue  
801 West Baltimore Street  
825 West Baltimore Street  
829 West Baltimore Street  
859 West Baltimore Street  
873 West Baltimore Street  
901 West Baltimore Street

903 West Baltimore Street  
905 West Baltimore Street  
917 West Baltimore Street  
919 West Baltimore Street  
921 West Baltimore Street  
923 West Baltimore Street  
925 West Baltimore Street

927 West Baltimore Street  
929 West Baltimore Street  
935 West Baltimore Street  
937 West Baltimore Street  
939 West Baltimore Street  
941 West Baltimore Street  
943 West Baltimore Street  
945 West Baltimore Street  
947 West Baltimore Street  
8 South Poppleton Street  
10 South Poppleton Street  
12 South Poppleton Street  
14 South Poppleton Street  
916 Booth Street  
934 Booth Street  
936 Booth Street  
938 Booth Street  
940 Booth Street  
942 Booth Street  
2 South Amity Street  
4 South Amity Street  
6 South Amity Street  
8 South Amity Street

Open Space - Northside Baltimore Street and Martin Luther King Jr. Boulevard (as shown in Development Plan)

Open Space - Southside Baltimore Street and Martin Luther King Jr. Boulevard (as shown in Development Plan)

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