



Legislation Text

File #: 11-0763, **Version:** 0

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INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL

Introduced by: Councilmember D'Adamo
At the request of: FRP Hollander 95, LLC
Address: c/o Stanley S. Fine, Esquire, Rosenberg ? Martin ? Greenberg, LLP, 25 South Charles
Street, Suite 2115, Baltimore, Maryland 21201
Telephone: 410-727-6600

A BILL ENTITLED

AN ORDINANCE concerning
Planned Unit Development - Designation - Hollander 95 Business Park

FOR the purpose of approving the application of FRP Hollander 95, LLC, which is the owner of certain properties known as Block 6220, Lots 34, 35, 36, 37, 38, 39, 40, 41, and 42 (collectively, the "Property"), to have the 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

FRP Hollander 95, LLC (the "applicant"), is the owner of Block 6220, Lots 34, 35, 36, 37, 38, 39, 40, 41, and 42, consisting of 43.456 acres, more or less.

The applicant proposes to develop the Property for business and industrial uses.

On July 12, 2011, 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 an Industrial Planned Unit Development.

The representatives of the applicant 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 FRP Hollander 95, LLC, which is the owner of certain properties known as Block 6220, Lots 34, 35, 36, 37, 38, 39, 40, 41, and 42, consisting of 43.456 acres, more or less, as outlined on the accompanying Development Plan entitled "Hollander 95 Business Park", consisting of Sheet 1, "Existing Conditions Plan", dated August 8, 2011, Sheet 2, "Master Plan", dated August 8, 2011, and Sheet 3, "Illustrative Conceptual Build Out Plans", dated August 8, 2011, to designate the Property an Industrial Planned Unit 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 the applicant 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 permitted in all areas within the Planned Unit Development:

- (1) all permitted, accessory, and conditional uses as allowed in the M-1 Zoning District
- (2) other storage uses as permitted under § 7-406(82) of the Zoning Code
- (3) arts - industrial
- (4) banquet hall
- (5) broadcasting station (TV or radio)
- (6) daycare center, adult or child
- (7) drive-through facility
- (8) community based alternative energy
- (9) financial institution
- (10) medical/dental clinic
- (11) office
- (12) personal services establishment
- (13) restaurant
- (14) retail goods establishment - no alcohol sales.

SECTION 4. AND BE IT FURTHER ORDAINED, That the following additional use is permitted only in Area C:

- (1) hotel/motel.

SECTION 5. AND BE IT FURTHER ORDAINED, That the following use is prohibited within the Planned Unit Development:

(1) dwellings.

SECTION 6. AND BE IT FURTHER ORDAINED, That when reviewing plans for final design approval, the Planning Commission may take into consideration proposed uses that have different peak parking characteristics that complement each other, so that the parking spaces provided may reasonably be shared by proposed uses, and an excess of parking is not provided by strict cumulation of the parking requirements of the Zoning Code.

SECTION 7. AND BE IT FURTHER ORDAINED, That all plans for the construction of permanent improvements on the Property within the PUD must be reviewed by the Planning Commission and 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 8. AND BE IT FURTHER ORDAINED, That the Planning Commission may determine what constitutes minor or major modifications of the Plan. Minor modifications require approval by the Planning Commission. Major modifications require approval by Ordinance.

SECTION 9. 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 10. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

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