



Legislation Text

File #: 16-0750, **Version:** 0

Introduced by: Councilmember Spector

At the request of: Washingtonville Limited Partnership

Address: c/o Samuel K. Himmelrich, Jr., 1340 Smith Avenue, Himmelrich Associates, Suite
200, Baltimore, Maryland 21209

Telephone: 410-779-1206

Email: Ken Rice: Krice@himmelrichassociates.com, Sam@mtwashingtonmill.com

A Bill Entitled

An Ordinance concerning

Planned Unit Development - Amendment - Mt. Washington Mill

For the purpose of approving certain amendments to the Development Plan of the Mt. Washington Mill Planned Unit Development.

By authority of

Article - Zoning

Title 9, Subtitles 1 and 5

Baltimore City Revised Code

(Edition 2000)

Recitals

By Ordinance 08-97, the Mayor and City Council (i) approved the application of Washingtonville Limited Partnership to have certain property located at 1330-1340 Smith Avenue and a portion of Lot 2 of Ward 27, Section 15, Block 4660, consisting of 6.0906 acres, more or less, designated as an Industrial Planned Unit Development and (ii) approved the Development Plan submitted by the applicant.

The applicant wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to permit additional uses in the Planned Unit Development.

On August 25, 2016, representatives of the applicant met with the Department of Planning for a preliminary conference to explain the scope and nature of the proposed amendments to the Development Plan.

The representatives of the applicant have now applied to the Baltimore City Council for approval of these amendments, and they have submitted amendments to the 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 amendments to the Development Plan submitted by the Developer, as attached to and made part of this Ordinance, including Sheet 3, "Development Plan - General", dated August 25, 2016.

Section 2. And be it further ordained, That Section 4(b) of Ordinance 08-97 is amended to read as follows:

Section 4. And be it further ordained, That in accordance with Title 9, Subtitles 1 and 5 of the Baltimore City Zoning Code, the following uses are permitted within the Planned Unit Development:

....

(b) The following additional uses are specifically permitted in the Planned Unit Development:

Bakeries - including the sale of bakery products to restaurants, clubs, and similar establishments; 1 banquet hall and catering establishment: food; open off-street parking areas, other than accessory, for the parking of 4 or more motor vehicles; outdoor table service when accessory to a restaurant or any permitted use; schools: commercial and trade.

....

Section 3. 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 4. And be it further ordained, That as evidence of the authenticity of the accompanying amended 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 amended Development Plan; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the amended 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 5. And be it further ordained, That this Ordinance takes effect on the 30th day after the date it is enacted.