



City of Baltimore

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

Legislation Text

File #: 11-0672, **Version:** 0

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INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL

Introduced by: The Council President
At the request of: The Administration (Baltimore Development Corporation)

A BILL ENTITLED

AN ORDINANCE concerning
Planned Unit Development - Designation - 6709 Pulaski Highway

FOR the purpose of approving the application of the Mayor and City Council of Baltimore and the New Pulaski Company Limited Liability Limited Partnership, which are respectively the owner and the ground lessee of 6709 Pulaski Highway, to have that 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

The Mayor and City Council of Baltimore and the New Pulaski Company Limited Liability Limited Partnership are respectively the owner and the ground lessee of 6709 Pulaski Highway. The New Pulaski Company Limited Liability Limited Partnership intends to develop the property, consisting of 19.13 acres, more or less, for business and industrial uses.

On September 22, 2010, 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 the Mayor and City Council of Baltimore and the New Pulaski

Company Limited Liability Limited Partnership, who are respectively the owner and the ground lessee of the property known as 6709 Pulaski Highway, consisting of 19.13 acres, more or less, as outlined on the accompanying Development Plan entitled “6709 Pulaski Highway”, dated September 8, 2010, 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, consisting of Sheet C-1, “Existing Conditions”, dated September 8, 2010, Sheet C-2, “Preliminary Retail Concept Plan”, dated September 8, 2010, Sheet C-3, “Preliminary Warehouse Concept Plan”, dated September 8, 2010, and Sheet C-4, “Preliminary Mixed Use Concept Plan”, dated September 8, 2010, 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 within the Planned Unit Development:

- (a) all permitted, accessory, and conditional uses as allowed in the M-2 Zoning District;
- (b) all permitted, accessory, and conditional uses as allowed in the B-3 Zoning District; and
- (c) other storage uses as permitted under § 7-406(82) of the Zoning Code.

SECTION 4. AND BE IT FURTHER ORDAINED, That the following use is prohibited within the Planned Unit Development:

- (a) dwellings.

SECTION 5. 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 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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