



Legislation Details (With Text)

File #: 06-0509 **Version:** 0 **Name:** Planned Unit Development - Amendment - Cylburn Hills
Type: Ordinance **Status:** Enacted
File created: 8/14/2006 **In control:** City Council
On agenda: **Final action:** 2/15/2007
Enactment date: **Enactment #:** 07-0391
Title: Planned Unit Development - Amendment - Cylburn Hills

FOR the purpose of approving certain amendments to the Development Plan of the Cylburn Hills Planned Unit Development.
Sponsors: Stephanie Rawlings Blake, Rochelle Spector
Indexes: Amendment, PUD (Planned Unit Development)
Code sections:
Attachments: 1. 06-0509 - 1st Reader.pdf, 2. 06-0509 - 3rd Reader.pdf

Date	Ver.	Action By	Action	Result
2/15/2007	0	Mayor	Signed by Mayor	
2/12/2007	0	City Council	Approved and Sent to the Mayor	
1/29/2007	0	City Council	Advanced to 3rd Reader, for Final Passage	
1/22/2007	0	Land Use and Transportation Committee	Recommended Favorably with Amendment	
1/22/2007	0	City Council	Advanced to 3rd Reader, to be held one meeting	
11/13/2006	0	Urban Affairs	Recommended Favorably with Amendment	
11/13/2006	0	City Council	Reassigned	
10/17/2006	0	Land Use and Transportation Committee	Advertised at Introduction	
10/16/2006	0	Land Use and Transportation Committee	Advertising	
10/16/2006	0	Land Use and Transportation Committee	Sign Posting	
9/25/2006	0	Land Use and Transportation	Scheduled for a Public Hearing	
8/17/2006	0	The City Council	Referred for a Report	
8/17/2006	0	The City Council	Referred for a Report	
8/17/2006	0	The City Council	Referred for a Report	
8/17/2006	0	The City Council	Referred for a Report	
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8/17/2006	0	The City Council	Referred for a Report	
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8/17/2006	0	The City Council	Referred for a Report
8/17/2006	0	The City Council	Referred for a Report
8/14/2006	0	City Council	Assigned
8/14/2006	0	City Council	Introduced

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.
INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL

Introduced by: Councilmember Rawlings Blake
At the request of: Stone Mansion, LLC
Address: c/o Azola and Associates, Inc., 1414 Key Highway, Baltimore, Maryland 21230
Telephone: 443-829-6942

A BILL ENTITLED

AN ORDINANCE concerning
Planned Unit Development - Amendment - Cylburn Hills

FOR the purpose of approving certain amendments to the Development Plan of the Cylburn Hills Planned Unit Development.

BY authority of
Article - Zoning
Title 9, Subtitles 1 and 2
Baltimore City Revised Code
(Edition 2000)

Recitals

By Ordinance 93-266, the Mayor and City Council approved the application of Cylburn Hills Limited Partnership to have certain property bounded generally by Cylburn Park to the north and east, Greenspring Avenue to the west and Springarden Drive to the south, consisting of 18.7 acres, more or less, designated as a Residential Planned Unit Development and approved the Development Plan submitted by the applicant.

Stone Mansion, LLC, contract purchaser and developer of 4901 Springarden Drive, that property being owned by the City and last used as a private, educational institution, wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to permit the property to be used for offices and a coffee shop, as requested by the local community associations.

On July 11, 2006, representatives of Stone Mansion, LLC, 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 Stone Mansion, LLC, 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 2 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.

SECTION 2. AND BE IT FURTHER ORDAINED, That on the property known as 4901 Springarden Drive, in the Cylburn Hills Planned Unit Development, the following uses are allowed:

- (a) all permitted, accessory, and conditional uses as allowed in the R-5 Zoning District.
- (b) additional uses allowed shall include:

antique shop
beauty shop
candy and ice cream store
florist shop
library and art gallery
multipurpose neighborhood center
offices, including medical offices
orthopedic and medical appliance store
restaurant - no live entertainment or dancing
travel bureau
wine storage cellar.

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 the Planning Commission 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 5. 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 6. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

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- 2 -

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