



Legislation Details (With Text)

File #: 14-0379 **Version:** 0 **Name:** Planned Unit Development - Designation - Remington Row
Type: Ordinance **Status:** Enacted
File created: 5/12/2014 **In control:** City Council
On agenda: **Final action:** 12/10/2014
Enactment date: **Enactment #:** 14-314
Title: Planned Unit Development - Designation - Remington Row

FOR the purpose of approving the application of Miller's Square, LLC, Miller's Square Retail, LLC, and 211 W. 28th Street, LLC (collectively, the "Applicant"), their affiliates and assigns, who are either the developer, contract purchaser, potential owner and/or owner of the area consisting of the properties listed on Exhibit 1 attached hereto and made a part of this Ordinance, together with the adjoining roads, highways, alleys, rights-of-way, and other similar property (collectively, the "Properties"), to have the Properties designated a Business Planned Unit Development; approving the Development Plan submitted by the applicant, and providing for a special effective date.

Sponsors: Mary Pat Clarke, Carl Stokes

Indexes: Designation, PUD (Planned Unit Development)

Code sections:

Attachments: 1. 14-0379 - 1st Reader.pdf, 2. Fire -14-0379.pdf, 3. Parking 14-0379.pdf, 4. Planning 14-0379.pdf, 5. BDC 14-0379.pdf, 6. City Solicitor 14-0379.pdf, 7. DGS 14-0379.pdf, 8. DPW 14-0379.pdf, 9. HCD 14-0379.pdf, 10. BMZA 14-0379.pdf, 11. DOT 14-0379.pdf, 12. Sustainability 14-0379.pdf, 13. REVISED - DOT 14-0379.pdf, 14. 14-0379~3rd Reader.pdf

Date	Ver.	Action By	Action	Result
12/10/2014	0	Mayor	Signed by Mayor	
12/4/2014	0	City Council	Approved and Sent to the Mayor	
11/17/2014	0	City Council	Advanced to 3rd Reader, for Final Passage	
10/27/2014	0	City Council	3rd Reader, to be held two meetings	
10/22/2014	0	Land Use and Transportation Committee	Recommended Favorably with Amendment	
10/8/2014	0	Land Use and Transportation Committee	Advertising	
10/8/2014	0	Land Use and Transportation Committee	Sign Posting	
10/6/2014	0	Land Use and Transportation Committee	Scheduled for a Public Hearing	
9/9/2014	0	Land Use and Transportation Committee	Advertising	
9/8/2014	0	Land Use and Transportation Committee	Scheduled for a Public Hearing	
7/16/2014	0	Land Use and Transportation Committee	Advertised at Introduction	
5/15/2014	0	The City Council	Referred for a Report	
5/15/2014	0	The City Council	Referred for a Report	

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5/15/2014	0	The City Council	Referred for a Report
5/15/2014	0	The City Council	Referred for a Report
5/12/2014	0	City Council	Assigned
5/12/2014	0	City Council	Introduced

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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: Councilmembers Clarke and Stokes

At the request of: Miller's Square, LLC, Miller's Square Retail, LLC, and 211 W. 28th Street, LLC

Address: c/o Evan Morville, 2601 North Howard Street, Suite 100, Baltimore, Maryland 21218

Telephone: 443-602-7514

A BILL ENTITLED

AN ORDINANCE concerning

Planned Unit Development - Designation - Remington Row

FOR the purpose of approving the application of Miller's Square, LLC, Miller's Square Retail, LLC, and 211 W. 28th Street, LLC (collectively, the "Applicant"), their affiliates and assigns, who are either the developer, contract purchaser, potential owner and/or owner of the area consisting of the properties listed on Exhibit 1 attached hereto and made a part of this Ordinance, together with the adjoining roads, highways, alleys, rights-of-way, and other similar property (collectively, the "Properties"), to have the Properties designated a Business Planned Unit Development; approving the Development Plan submitted by the applicant, 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

The Applicant is either the developer, contract purchaser, potential owner, or owner of the Properties shown on the accompanying Development Plan, consisting of 4.25 acres, more or less.

The owner proposes to develop the Properties for retail, residential, and office uses.

On April 11, 2014, 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 a Business Planned Unit Development.

The representatives of the Applicant have now applied to the Baltimore City Council for designation of the property as a Business 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 the Mayor and City Council approves the application of the Applicant to designate the Properties, consisting of 4.25 acres, more or less, as outlined on the accompanying Development Plan entitled “Remington Row”, dated April 9, 2014, to designate the property a Business Planned Unit Development under Title 9, Subtitles 1 and 4 of the Baltimore City Zoning Code.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Development Plan submitted by the Applicant and consisting of the following sheets is approved:

Plan Number	Description	Date of Plan
C1.1	Overall Existing Conditions Plan	April 9, 2014
C1.2	Overall Proposed Conditions Plan	April 30, 2014
C1.3	Existing Conditions Plan - 2700 Block	April 9, 2014
C1.4	Detail Site Plan - 2700 Block	April 30, 2014
C1.5	Existing Conditions Plan - 2800 Block	April 9, 2014
C1.6	Detail Site Plan - 2800 Block	April 30, 2014
A4.1	Building Elevations - 2700 Block	April 30, 2014
A4.2	Building Elevations - 2700 Block	April 30, 2014
A4.1	Building Elevations - 7-Eleven	April 9, 2014
A5.1	Building Height Exhibit - 2700 Block	April 9, 2014
A4.1	Building Elevations - 2800 Block	April 9, 2014
L1.0	Overall Landscape Plan	April 9, 2014
L1.1	Landscape Plan - 2700 Block	April 9, 2014
L1.2	Landscape Plan - 2800 Block	April 9, 2014.

SECTION 3. AND BE IT FURTHER ORDAINED, That in accordance with the provisions of Title 9, Subtitles 1 and 4, the following uses are permitted in all Areas within the Planned Unit Development:

- (a) all permitted, accessory, and conditional uses as allowed in the B-2 Zoning District
- (b) outdoor seating and table service as accessory to any permitted use
- (c) beer and ale: brewing
- (d) artisans’ and craft work
- (e) dry cleaning establishments - more than 4 employees, 1 manager on premises

- (f) dyeing establishments
- (g) trade schools
- (h) trade schools: industrial
- (i) bakery goods: manufacturing
- (j) candy: manufacturing
- (k) clothing, finished products: manufacturing
- (l) coffee roasting
- (m) commissaries
- (n) fermented fruits and vegetable products: manufacturing
- (o) food products: manufacturing and processing
- (p) ice cream: manufacturing
- (q) spices: manufacturing and processing
- (r) furniture and fixtures: manufacturing
- (s) jewelry: manufacturing
- (t) laboratories: research and testing
- (u) leather products: manufacturing
- (v) machine shops
- (w) moving and storage establishments
- (x) photographic printing and developing establishments
- (y) upholstering shops
- (z) wholesale establishments
- (aa) woodworking and furniture-making: custom

SECTION 4. AND BE IT FURTHER ORDAINED, That within the Planned Unit Development the following alcoholic beverages licenses are permitted:

- (a) a total of not more than 3 Class B beer, wine and liquor licenses; and
- (b) a total of not more than 1 Class A beer, wine and liquor license.

SECTION 5. AND BE IT FURTHER ORDAINED, That the following additional use is permitted in Area B within the Planned Unit Development:

1 garage, other than accessory, for storage, repair, and servicing of motor vehicles not over 1½ tons capacity - including body repair, painting and engine rebuilding - located at 301 West 29th Street. If the existing use at this location is discontinued for a period of 6 months, the discontinuance shall constitute an abandonment of that use, and the use may not be reestablished.

SECTION 6. AND BE IT FURTHER ORDAINED, That the following uses are prohibited as principal uses within the Planned Unit Development:

Firearm and ammunition sales
Amusement arcades in shopping or commercial recreation centers over 20,000 square feet
Amusement devices (accessory)
Apartment hotels
Athletic fields
Automotive accessory stores
Bed and breakfast homes
Blood donor centers

Bus and transit passenger stations and terminals
Check cashing agencies
Clubs and lodges: private, nonprofit
Clubs and lodges: private
Community correction centers
Convalescent, nursing and rest homes
Drug stores and pharmacies: drive-in
dry cleaning establishment: drive-in
Gasoline service stations
Fraternity and sorority houses: off-campus
Helistops
Structures on piers
Marinas: accessory
Marinas: recreational
Marinas: recreational boat launch/tie up
Outside display and sales areas
Outside storage areas (unless specifically labeled on the Development Plan to the Planned Unit Development)
Public utility uses as follows: antenna towers, microwave relay towers, and similar installations for communications transmission or receiving; bus and transit turnarounds; railroad rights of way and passenger stations; repeater, transformer, pumping, booster, switching, conditioning, and regulations stations, and similar installations
Radio and television antennas that are free-standing or that extend more than 25 feet above the building on which they are mounted - but not including microwave antennas (satellite dishes)
Recycling collection stations
Restaurants: drive-in
Residential substance abuse treatment facilities housing 17 or more patients
Rooming houses
Pawn shops
Parole and probation field offices
Poultry and rabbit killing establishments

Pool halls and billiard parlors
Public utility service centers
Social, fraternal and veterans' clubs
Taverns
Travel trailers, RV's and similar camping equipment: parking or storage
Undertaking establishments or funeral parlors
Video lottery facility

SECTION 7. AND BE IT FURTHER ORDAINED, That the existing billboards located within the Planned Unit Development shall be permitted to remain and may be relocated within the Planned Unit Development subject to approval by the Planning Commission.

SECTION 8. 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 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 Applicant must comply with the requirements of Zoning Code § 2-305 and Building Code § 105.3.1.2 regarding traffic mitigation for the Planned Unit Development prior to the issuance of any building permit.

SECTION 11. AND BE IT FURTHER ORDAINED, That the Applicant must comply with the requirements of Building Code Chapter 37 {“Green Building” Requirements} and incorporate the required energy efficiency and environmental design elements into its construction plans prior to the issuance of any building permit.

SECTION 12. 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 13. AND BE IT FURTHER ORDAINED, That on acquisition of the Properties by Miller's Square, LLC, Miller's Square Retail, LLC, or 211 W. 28th Street, LLC, or their successors and assigns the Properties shall be included as part of the Planned Unit Development.

SECTION 14. 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 15. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is enacted.

Exhibit 1

Area A

Block	Lot	Street Address
3645	35/37	310 West 27th Street
3645	34	2700 Remington Avenue
3645	33C	2718 Remington Avenue
3645	33B	2722 Remington Avenue
3645	33A	2724 Remington Avenue
3645	38	2727 Fox Street
3645	39	2729 Fox Street
3645	40	2731 Fox Street
3645	41	2733 Fox Street
3645	33	301 West 28th Street

Area B

Block	Lot	Street Address
3651	32/33	301/315 West 29th Street

Area C

Block	Lot	Street Address
3650B	32/33	211 West 28th Street

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