



City of Baltimore

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

Legislation Text

File #: 05-0162, **Version:** 0

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INTRODUCTORY*

CITY OF BALTIMORE COUNCIL BILL

Introduced by: Councilmember D'Adamo

At the request of: Extra Space Storage, LLC

Address: c/o Sebastian A. Cross, 300 East Lombard Street, Suite 1440, Baltimore, Maryland
21202

Telephone: 410-234-0070

A BILL ENTITLED

AN ORDINANCE concerning

Planned Unit Development - Designation - Extra Space Storage/5910 Moravia Road

FOR the purpose of approving the application of Extra Space Storage, LLC, contract purchaser of 5910 Moravia Road, consisting of approximately 6.61 acres, more or less, to have that property designated a Business Planned Unit Development; and approving the Development Plan submitted by the applicant.

BY authority of

Article - Zoning

Title 9, Subtitles 1 and 4

Baltimore City Revised Code

(Edition 2000)

Recitals

Extra Space Storage, LLC, is the contract purchaser of property located at 5910 Moravia Road, consisting of 6.61 acres, more or less.

The contract purchaser proposes a PUD designation for the 6.61 acres, more or less, located at 5910 Moravia Road

On April 25, 2005, representatives of Extra Space Storage, LLC, 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 Extra Space Storage, LLC, 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 Extra Space Storage, LLC, contract purchaser of the property located at 5910 Moravia Road, consisting of 6.61 acres, more or less, as outlined on the accompanying Development Plan entitled "Extra Space Storage", consisting of Sheet 1, "Existing Conditions", dated April 2005, and Sheet 2, "Proposed Development Plan", dated April 2005, 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 in accordance with the provisions of Title 9, Subtitles 1 and 4, the following uses are permitted within the Planned Unit Development:

- (a) all uses as allowed in the R-6 and B-2-1 Zoning Districts.
- (b) moving and storage facilities.
- (c) office/residence for self storage facility onsite manager.

SECTION 3. AND BE IT FURTHER ORDAINED, That the minimum yard requirements are not applicable to specific lots created within the Business Planned Unit Development but must otherwise be in compliance with the plans approved by the Planning Commission.

SECTION 4. AND BE IT FURTHER ORDAINED, That the maximum height of the building on the property and floor area requirements shall be as set forth in the Development Plan.

SECTION 5. AND BE IT FURTHER ORDAINED, That the Development Plan submitted by Extra Space Storage is approved.

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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