



City of Baltimore

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

Legislation Text

File #: 05-0308, Version: 0

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INTRODUCTORY*

CITY OF BALTIMORE COUNCIL BILL

Introduced by: Councilmember Reisinger

At the request of: GFI Raleigh, LLC

Address: c/o Rhodes Development, 6801 Eastern Avenue, Baltimore, Maryland 21224

Telephone: 410-631-9991

A BILL ENTITLED

AN ORDINANCE concerning

Planned Unit Development - Designation - 1100 Wicomico Street

FOR the purpose of approving the application of GFI Raleigh, LLC, owner and developer of certain property located in the Carroll Camden Urban Renewal Area, consisting of approximately 2.02 acres, more or less, improved by an 8-story, 400,000 square foot building and structured parking facility, as outlined and identified on the accompanying Development Plan, 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

GFI Raleigh, LLC, is the fee simple owner of certain property, consisting of 2.02 acres, more or less, of land and an 8-story, 400,000 square foot building and structured parking facility in the Carroll Camden Urban Renewal Area, identified on the attached Development Plan as the Raleigh Property (the "Property").

On November 15, 2005, representatives of GFI Raleigh, 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 an Industrial Planned Unit Development.

The representatives of GFI Raleigh, LLC, 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 GFI Raleigh, LLC, the owner and developer of the property identified and outlined on the accompanying Development Plan entitled "1100 Wicomico Street", consisting of Sheet 1, "Vicinity Plan", dated November 15, 2005, and Sheet 2, "Proposed and Existing Conditions", dated November 15, 2005, consisting of 2.02 acres, more or less, to designate the property an Industrial Planned 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 is approved.

SECTION 3. AND BE IT FURTHER ORDAINED, That, in accordance with Title 9, Subtitles 1 and 5 of the Baltimore City Zoning Code, all uses as allowed in the M-1 and M-2 Zoning Districts are allowed and authorized within the Industrial Planned Unit Development unless otherwise stipulated. Additional uses within the Industrial Planned Unit Development shall be allowed and authorized as follows:

Without limiting the uses allowed in the M-1 and M-2 Zoning Districts, the following are also allowed and authorized as permitted uses within the Industrial Planned Unit Development:

Furniture stores - including upholstery as an accessory use
Offices - business, governmental and professional (other than accessory)
Woodworking and furniture making: custom.

SECTION 4. AND BE IT FURTHER ORDAINED, That the maximum height of buildings on the Property and floor area ratio requirements shall be as shown on the "Proposed and Existing Conditions" plan and in accordance with the bulk regulations applicable in an M-2-2 Zoning District.

SECTION 5. AND BE IT FURTHER ORDAINED, That the parking required for each use within the PUD area shall be provided in accordance with the requirements of Title 10 of the Baltimore City Zoning Code, as applicable to uses located in an M-2-2 Zoning District. The parking shall be accommodated by surface lots and/or structured off-street facilities located within the PUD area or outside of the PUD area if permitted pursuant to § 10-304 of the Baltimore City Zoning Code. The Planning Commission has the discretion to permit the total count of parking spaces required for all uses within any lot on the property to be reduced to reflect a demonstrated reduction in the need for parking spaces due to shared use, public transportation, or other appropriate causes.

SECTION 6. AND BE IT FURTHER ORDAINED, That the minimum yard requirements applicable to any lot within the Industrial Planned Unit Development must conform to the minimum yards currently provided and available as depicted on the Development Plan approved by the Planning Commission.

SECTION 7. AND BE IT FURTHER ORDAINED, That the Planning Department may determine what constitutes minor or major modifications to the Development Plan. Minor modifications require approval by the Planning Commission. Major modifications require approval by Ordinance.

SECTION 8. AND BE IT FURTHER ORDAINED, That subsequent to the enactment of this Ordinance, all plans for construction of permanent improvements on the exterior of the property shall be reviewed and approved by the Planning Commission to insure that such plans are reasonably consistent with the Development Plan and this Ordinance.

SECTION 9. 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 10. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

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