



# City of Baltimore

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

## Legislation Text

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INTRODUCTORY\*

### CITY OF BALTIMORE COUNCIL BILL

Introduced by: Councilmember Kraft

At the request of: Eastside Site LLC and BTR Capital Group

Address: c/o Alan T.L. Sun, Esquire, McGuireWoods, LLP, 7 St. Paul Street, Suite 1000,

Baltimore, Maryland 21202

Telephone: 410-659-4464

### A BILL ENTITLED

AN ORDINANCE concerning

### **Planned Unit Development - Designation - 6541 Eastern Avenue**

FOR the purpose of approving the application of Eastside Site LLC, owner of certain property known as 6541 Eastern Avenue and contract purchaser of an adjacent parcel of land (collectively, the "Property"), 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

Eastside Site LLC, is the owner of property known as 6541 Eastern Avenue and contract purchaser of an adjacent parcel of property (collectively, the "Property"). BTR Capital Group plans to develop the Property, consisting of 6.14 acres, more or less, for business uses.

On June 20, 2007, 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 Eastside Site LLC, owner of the property known as 6541 Eastern Avenue and contract purchaser of an adjacent parcel of land (collectively, the "Property"), consisting of 6.14 acres, more or less (including the to-be-acquired adjacent property), as outlined on the accompanying Development Plan entitled "6541 Eastern Avenue", 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 entitled "6541 Eastern Avenue", consisting of Sheet 1, "Existing Conditions", dated July 31, 2007; Sheet 2, "Proposed Conditions Plan", dated July 31, 2007; and Sheet 3, "Landscape Plan", dated July 31, 2007, is approved.

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 within the Planned Unit Development:

(a) all permitted and conditional uses of B-1, B-2, and B-3 Districts are permitted in the Planned Unit Development, as depicted on the Development Plan, with the exception of the uses provided in paragraph (c) below.

(b) The following additional uses are specifically permitted in the Planned Unit Development:

Open off-street parking areas, other than accessory, for the parking of 4 or more motor vehicles.

(c) The following uses are prohibited as principal uses in the Planned Unit Development:

Amusement arcades as provided in § 6-308(2) of the Baltimore City Zoning Code

Amusement devices as provided in § 6-207(2) of the Baltimore City Zoning Code

Amusement devices located within a shopping center of over 20,000 square feet  
or a commercial recreation center of over 20,000 square feet

Animal facilities as provided in § 6-207(3) of the Baltimore City Zoning Code

Animal hospitals that are odor-proofed and sound-proofed

Athletic fields

Automobile accessory stores - including related repair and installation services

Bingo halls: charitable

Blood donor centers

Bus and transit passenger stations and terminals

Check cashing

Clinics: health care

Clubs and lodges: private and nonprofit

Community correction centers

Dance halls

Dry cleaning establishments: drive-in

Dry cleaning establishments - no more than 4 employees plus 1 owner or manager  
on the premises

Employment agencies

Exterminator's shops

Firearm sales, ammunition sales, or both as provided in § 6-308(11) of the Baltimore  
City Zoning Code

Foster homes for children

Fraternity and sorority houses

Furrier shops - including accessory storage and conditioning of furs

Helistops

Homes for the rehabilitation of non-bedridden alcoholics and for the care and custody of homeless persons

Hospitals

Launderettes - no more than 2 employees plus 1 owner or manager on the premises

Laundries: hand - no more than 2 employees plus 1 owner or manager on the premises

Marinas: accessory

Marinas: recreational

Marinas: recreational boat launch/tie up

Multi-purpose neighborhood centers

Novelty shops

Parole and Probation field offices

Pawnshops

Pool halls and billiard parlors

Poultry - and rabbit-killing establishments

Printing establishments - no more than 10 employees plus 1 owner or manager the premises

Public utility service centers

Public utility uses as provided in § 6-208(12)

Recreation buildings and community centers

Schools: elementary and secondary

Schools: trade - other than industrial

Second-hand stores

Sewerage pumping station

Skating rinks

Structures on piers, other than water-dependent facilities

Taxidermist shops

Telephone exchanges

Trading stamp redemption centers

Travel trailers, recreational vehicles, and similar camping equipment: parking or storage

Undertaking establishments and funeral parlors

Union halls

Water filtration plants, reservoirs, and pumping stations.

(d) The following uses are conditional uses that require approval by Ordinance:

Liquor stores: package goods

Taverns - but not including live entertainment and dancing.

SECTION 4. AND BE IT FURTHER ORDAINED, That the off-street parking requirements for the Planned Unit Development are as follows: (1) retail including restaurants - 1 space per 600 square feet in excess of 4,000 square feet of retail use; and (2) all other uses - as required by the underlying zoning.

SECTION 5. 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 6. AND BE IT FURTHER ORDAINED, That the Planning Department may decide what constitutes minor or major modifications to the Plan. Minor modifications require approval by the Planning Commission. Major modifications require approval by Ordinance.

SECTION 7. 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 8. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

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