



City of Baltimore

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

Legislation Text

File #: 05-0307, Version: 1

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INTRODUCTORY*

CITY OF BALTIMORE COUNCIL BILL

Introduced by: Councilmember Spector, President Dixon, Councilmembers Holton,
Rawlings Blake

At the request of: The New Psalmist Baptist Church of Baltimore City, Inc.

Address: c/o Emerson L. Dorsey, Jr., Esquire, 100 East Pratt Street, 26th Floor, Baltimore, Maryland 21202

Telephone: 410-752-9700

A BILL ENTITLED

AN ORDINANCE concerning

Planned Unit Development - Designation - Holy City of Zion

FOR the purpose of approving the application of the Mayor and City Council of Baltimore, acting by and through the Department of Housing and Community Development and The New Psalmist Church of Baltimore City, Inc., to have those properties located at 6011 Marian Drive, 6020 Marian Drive, and Ward 28, Section 2, Block 4285, Lot 17A 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

The Mayor and City Council of Baltimore is the fee simple owner of properties located at 6011 Marian Drive (as shown on the tax assessment records of Baltimore City as Ward 28, Section 2, Block 4285, Lot 17B), 6020 Marian Drive (as shown on the tax assessment records of Baltimore City as Ward 28, Section 2, Block 4285, Lot 17C), and the 0.202 acre, more or less, parcel on the west side of Metro Drive approximately 600.5 feet north of Mt. Hope Drive, as shown on the tax assessment records of Baltimore City as Ward 28, Section 2, Block 4285, Lot 17A (collectively the "Marian Parcels"), consisting of 15.007 acres, more or less. By Land Disposition Agreement dated June 30, 2005, and approved by the Board of Estimates on July 27, 2005, as amended, the Mayor and City Council of Baltimore, acting by and through the Department of Housing and Community Development ("HCD"), agreed to transfer the Marian Parcels to The New Psalmist Baptist Church of Baltimore City, Inc. ("New Psalmist") for the purpose of improving the Marian parcels for worship, the conduct of its ministries, and other purposes.

New Psalmist proposes to develop the Marian Parcels for the following religious institution and associated uses: a sanctuary for worship; adult and child day care; education and classrooms; a chapel; a transportation center for the storage and maintenance of New Psalmist vehicles and equipment; a family life/multi-purpose center to include physical culture and health services; recreation and community center; and shared parking for all uses, including the church, which intended uses are enumerated in Section 3 of this Ordinance.

On November 21, 2005, representatives of New Psalmist 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.

HCD and New Psalmist have now applied to the Baltimore City Council for designation of the properties 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 Mayor and City Council of Baltimore, acting by and through the Department of Housing and Community Development as "Owner" and The New Psalmist Baptist Church of Baltimore City, Inc., as "Developer", to have the properties located at 6011 Marian Drive (as shown on the tax assessment records of Baltimore City as Ward 28, Section 2, Block 4285, Lot 17B), 6020 Marian Drive (as shown on the tax assessment records of Baltimore City as Ward 28, Section 2, Block 4285, Lot 17C), and the 0.202 acre, more or less, parcel on the west side of Metro Drive approximately 600.5 feet north of Mt. Hope Drive, as shown on the tax assessment records of Baltimore City as Ward 28, Section 2, Block 4285, Lot 17A (collectively the "Marian Parcels"), consisting of 15.007 acres, more or less, as outlined on the accompanying Development Plan entitled "Holy City of Zion", consisting of Sheet 1, "Overall Context Plan", dated November 15, 2005, Sheet 2, "Existing Conditions Plan", dated November 15, 2005, Sheet 3, "City/County Master Plan", dated November 15, 2005, Sheet 4, "Development Plan", dated November 15, 2005, and Sheet 5, "Architectural Elevations", dated _____, to designate the property a Business Planned 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 Owner and Developer is approved.

SECTION 3. AND BE IT FURTHER ORDAINED, That the following uses are allowed in the Business Planned Unit Development.

- (a) all uses as allowed in an M-1 Zoning District under the Zoning Code of Baltimore City, as of the effective date of this Ordinance, and the Reisterstown Plaza Transit Station Urban Renewal Area, as of the effective date of this Ordinance.
- (b) the following uses as permitted uses: religious institutions and associated uses including sanctuary/chapel/worship center; meeting and banquet halls; multi-purpose center to include, but not limited to, physical culture and health services; gymnasiums; reducing salons, day spa, barber shop and beauty shop; garage as accessory for storage and repair of motor vehicles and equipment owned or leased by owner; open off-street parking; child and adult day care; education/technology/training center with classrooms, offices; senior housing (not to exceed 120 units); facilities for preschool, elementary, secondary and post-secondary education and training; offices; restaurant with accessory carry-out;
- (c) open off-street parking for motor vehicles, the number of spaces for which will be calculated on a cumulative basis for the City of Baltimore and Baltimore County based on the number of seats in the main

sanctuary, whether or not located upon the same lot or within Baltimore City or Baltimore County (but on property owned by the owner of the Marian Parcels within Seton Business Park); and

(d) directly and indirectly illuminated and fluctuating (including LED and electronic digital) identification and directional signs and non-illuminated identification and directional signs as shown on the Plans.

SECTION 4. 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 5 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 6 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 7 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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