



# City of Baltimore

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

## Legislation Text

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**File #:** 15-0553, **Version:** 0

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INTRODUCTORY\*

CITY OF BALTIMORE  
COUNCIL BILL

Introduced by: Councilmember Kraft

At the request of: 4701 O'Donnell Street, LLC

Address: c/o Caroline Hecker, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South Charles  
Street, Suite 2115, Baltimore, Maryland 21201

Telephone: 410-727-6600

### A BILL ENTITLED

AN ORDINANCE concerning

#### **Planned Unit Development - Designation - 4701 O'Donnell Street**

FOR the purpose of approving the application of 4701 O'Donnell Street, LLC, owner of certain property located at 4701 O'Donnell Street, 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

4701 O'Donnell Street, LLC, is the owner of certain real property located at 4701 O'Donnell Street, consisting of 6.588 acres, more or less.

The owner proposes to redevelop the property for retail and industrial uses.

On April 27, 2015, 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 an Industrial Planned Unit Development.

The representatives of the applicant 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 4701 O'Donnell Street, LLC, owner of the property located at 4701 O'Donnell Street, consisting of 6.588 acres, more or less, as outlined on the accompanying Development Plan entitled "4701 O'Donnell Street", to designate the property an Industrial Planned Unit 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, consisting of Sheet 1, "Existing Conditions", dated July 10, 2015; Sheet 2, "Proposed Conditions", dated July 10, 2015; Sheet 3, "Landscape Plan", dated June 17, 2015; and Sheet 4, "Landscape Notes and Details", dated June 17, 2015, is approved.

SECTION 3. AND BE IT FURTHER ORDAINED, That in accordance with the provisions of Title 9, Subtitles 1 and 5, the following uses are permitted within the Planned Unit Development:

- (a) all permitted, accessory, and conditional uses as allowed in the M-2 Zoning District
- (b) gasoline service station
- (c) offices: business and professional, other than accessory
- (d) personal services establishment
- (e) restaurant: drive-in - including pick-up drives with window service
- (f) retail goods establishment

SECTION 4. 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 places provided may reasonably be shared by proposed uses, and an excess of parking is not provided by strict cumulating of the parking requirements of the Zoning Code.

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 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 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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