



City of Baltimore

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

Legislation Text

File #: 15-0600, **Version:** 0

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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COPY.
INTRODUCTORY*

CITY OF BALTIMORE COUNCIL BILL

Introduced by: Councilmember Kraft

At the request of: Greektown LLC

Address: c/o Caroline Hecker, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South Charles
Street, 21st Floor, Baltimore, Maryland 21201

Telephone: 410-727-6600

A BILL ENTITLED

AN ORDINANCE concerning

Planned Unit Development - Amendment 2 - Greektown Redevelopment

FOR the purpose of approving certain amendments to the Development Plan of the Greektown
Redevelopment Planned Unit Development.

BY authority of

Article - Zoning

Title 9, Subtitles 1 and 2

Baltimore City Revised Code

(Edition 2000)

Recitals

By Ordinance 06-192, as amended by Ordinance 15-352, the Mayor and City Council (i) approved the application of Hale/KSI, LLC and Fait Avenue, LLC, to have certain properties known as 820 Oldham Street, 4601 Foster Avenue, 4700 Fait Avenue, 4526 O♦Donnell Street, 4600 O♦Donnell Street, 4618 O♦Donnell Street, 4620 O♦Donnell Street, 4622 O♦Donnell Street, 4624 O♦Donnell Street, and 4500 Fait Avenue, designated as a Residential Planned Unit Development and (ii) approved the Development Plan submitted by the applicant.

Greektown LLC wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to modify the uses permitted within the Planned Unit Development.

On November 3, 2015, representatives of the applicant met with the Department of Planning for a preliminary conference to explain the scope and nature of the proposed amendments to the Development Plan.

The representatives of the applicant have now applied to the Baltimore City Council for approval of these amendments, and they have submitted amendments to the Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 2 of the Baltimore City Zoning Code.

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Section 1 of Ordinance 15-352 is amended to read as follows:

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Section 4 of Ordinance 06-192 is amended as follows:

SECTION 4. AND BE IT FURTHER ORDAINED, That all permitted and conditional uses of O-R, B-1, and B-2 districts are permitted in Section B of the Planned Unit Development, as depicted on the Development Plan, with the exception of:

[Dwellings; apartment] APARTMENT hotels; rooming houses; foster homes; fraternity and sorority houses; convalescent, nursing, and rest homes; housing for the elderly; homes for non-bedridden alcoholics or homeless persons; live entertainment and dancing.

The following additional use is permitted in Section B of the Planned Unit Development:

1 restaurant: drive-in (including window service).

SECTION 2. 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 3. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying amended 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 amended Development Plan; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the amended 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 4. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

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