



City of Baltimore

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

Legislation Text

File #: 18-0289, Version: 0

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The official copy considered by the City Council is the first reader copy.

Introductory*

City of Baltimore Council Bill

Introduced by: Councilmembers Clarke, Pinkett

At the request of: Mt. Vernon Mill, LLC

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Baltimore, Maryland 21202

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A Bill Entitled

An Ordinance concerning

Planned Unit Development - Designation - Mt. Vernon Mill

For the purpose of repealing the existing Development Plan for the Mt. Vernon Mill Planned Unit Development; approving a new Development Plan for the Mt. Vernon Mill Planned Unit Development; and providing for a special effective date.

By authority of

Article 32 - Zoning

Section 5-201(a) and Title 13

Baltimore City Revised Code

(Edition 2000)

Recitals

By Ordinance 10-374, as last amended by Ordinance 11-538, the Mayor and City Council of Baltimore approved the application to have certain properties located at 2980, 2990, 3000, 3030, and 3100 Falls Road designated an Industrial Planned Unit Development and approved the Development Plan as submitted by the applicant.

The applicant wants to replace the existing Planned Unit Development with a new one.

On February 21, 2018, representatives of Mt. Vernon Mill, 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 a Planned Unit Development.

The representatives of Mt. Vernon Mill have now applied to the Baltimore City Council for designation of the property as a Planned Unit Development, and they have submitted a Development Plan intended to satisfy the requirements of Baltimore City Zoning Code Section 5-201(a) and Title 13.

Section 1. Be it ordained by the Mayor and City Council of Baltimore, That Ordinance 10-374 and Ordinance 11-538 are repealed.

Section 2. And be it further ordained, That the Mayor and City Council approves the application of Mt. Vernon Mill, LLC., owner of the properties located at 2980, 2990, 3000, 3030, and 3100 Falls Road , consisting of 9.78 acres, including the Jones Falls streambed, more or less, as outlined on the accompanying Development Plan entitled “Mt. Vernon Mill”, to designate the property a Planned Development under Title 13 of the Baltimore City Zoning Code.

Section 3. And be it further ordained, That the Mayor and City Council of Baltimore approves the replacement of the Planned Unit Development and approves the new Development Plan submitted by the applicant, as attached to and made part of this Ordinance, including:

Sheet 1, “Existing and Proposed Conditions Plan”, dated July 30, 2018.

Section 4. And be it further ordained, That in accordance with the provisions of Title 13, Subtitle 2, the following uses are allowed in the Planned Unit Development:

- (a) In accordance with Title 13, all permitted, conditional, and accessory uses are as allowed in the I-MU Zoning District, in accordance with Table 11-301: Industrial Districts - Permitted and Conditional Uses, of Article 32 - Zoning.
- (b) The following additional use will be allowed: 1 banquet hall.
 - (1) Outdoor table service when accessory to a restaurant use, subject to Planning Commission approval; live entertainment as an accessory to a restaurant or art gallery use, provided no admission, donation, or use charge is required; and the live entertainment is limited to indoor non-amplified music.
 - (2) The banquet hall will be limited to 2980 Falls Road and will be operated with the following conditions:
 - (i) All contract users, such as weddings, will be required to use the owner’s dedicated valet parking company that shall be the same as for the restaurant use;
 - (ii) The owner shall contract with the owner of a property in close proximity to the property for the parking of cars; and
 - (iii) The owner shall engage a manager for coordination of events at the banquet hall, including having a person on-site during the time of the event.
 - (iv) Any additional, more specific provisions required by the MOU between the Hampden Community Council and the owner, Mt. Vernon Mills, LLC.
- (c) In accordance with Title 13 of the Zoning Code, the existing billboard on the property must be removed on or before December 31, 2036. No other billboards or general advertising will be permitted on the property. Signage identifying the property, buildings, and tenants is allowed. An existing sign attached to the top of the building located at 3030 Falls Road will be permitted to remain and may be modified.
- (d) Subject to the approval of the Board of Liquor Licenses Commissioners for Baltimore City, 2 Class B restaurant alcoholic beverage licenses shall be permitted within the properties located at 2980, 3000, 3030, and 3100 Falls Road, provided that each restaurant must have at least 50% of its sales in food.
- (e) Subject to the approval of the Board of Liquor Licenses Commissioners for Baltimore City, catering and events shall be permitted within the property known as 2980 Falls Road.

(f) No more than a total of 2 liquor licenses are permitted within the Planned Unit Development.

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 existing number of off-street parking spaces provided, as shown on the Development Plan, shall continue to be permitted.

Section 7. And be it further ordained, That notwithstanding the provisions of Article 32, § 13-402, which provide that the Planning Department may determine what constitutes minor or major modifications to the Plan, any new development plans in this Planned Unit Development are considered to be major amendments and must be approved by Ordinance. The owner shall submit to the Hampden Community Council all proposed modifications at least 30 days before their submission to the Planning Department.

Section 8. And be it further ordained, That the Mt. Vernon Mill, LLC, will record the Memorandum of Understanding between the Developer and the Hampden Community Council in the land records of the Planned Unit Development property.

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 date it is enacted.