



City of Baltimore

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

Legislation Text

File #: 19-0413, **Version:** 0

Explanation: Capitals indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

* **Warning:** This is an unofficial, introductory copy of the bill.
The official copy considered by the City Council is the first reader copy.

Introductory*

City of Baltimore Council Bill

Introduced by: Councilmember Pinkett

At the request of: Terra Nova Ventures, LLC

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Charles Street, Suite 21st Floor, Baltimore, Maryland 21201

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A Bill Entitled

An Ordinance concerning

Planned Unit Development - Amendment 2 - Whitehall Cotton Mill

For the purpose of approving certain amendments to the Development Plan of the Whitehall Cotton 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 14-193, as amended by Ordinance 16-457, the Mayor and City Council (i) approved the application of Terra Nova Ventures, LLC to have certain property located at 3300 Clipper Mill Road, consisting of 5.267 acres, more or less, designated as an Industrial Planned Unit Development and (ii) approved the Development Plan submitted by the applicant.

Terra Nova Ventures, LLC, wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to modify the uses allowed in the Planned Unit Development.

On June 4, 2019, representatives of Terra Nova Ventures, LLC, 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 Terra Nova Ventures, LLC, 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 Baltimore City Code Article 32 - Zoning § 5-201(a) and Title 13.

Section 1. Be it ordained by the Mayor and City Council of Baltimore, That Section 3 of Ordinance 14-193 is hereby amended to read as follows:

Section 3. And be it further ordained, That in accordance with the provisions of Title 9, Subtitle 1 and 5 the following uses are permitted in the Planned Unit Development:

- ...
(d) In accordance with § 9-503 of the Baltimore City Zoning Code, the following B-1, B-2, and B-3 uses are allowed:
 - ...
(2) Outdoor table service accessory to a restaurant or tavern is [subject to Board of Municipal and Zoning Appeals approval] permitted.
 - ...
(e) Banquet halls.
- (f) [(e)] Subject to the approval of the Board of Liquor License Commissioners for Baltimore City, a maximum of one Class B restaurant alcoholic beverage license [and], one Class B [tavern] marketplace alcoholic beverage license, and one Class BD7 or Class D alcoholic beverage license shall be permitted.

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 when it is enacted.