

Planning

BMA

approval



BILL NO. 56

ORDINANCE NO. 16

1 AN ORDINANCE concerning
2 ZONING—PLANNED UNIT DEVELOPMENT

3 FOR the purpose of approving the application of the Roland
4 Park Country School, Inc., the owner of certain property
5 lying north of 40th Street and west of Kittery Lane, con-
6 sisting of 8 acres, more or less and Lutheran Hospital of
7 Maryland, Inc. the optionee of said property, to have said
8 property designated as a Planned Unit Development in ac-
9 cordance with Sections 12.0-1 and 12.0-2 of Article 30 of
10 the Baltimore City Code (1976 Edition, as amended); and
11 to approve the development plan submitted by said appli-
12 cants, subject to the condition that in addition to the
13 modification procedures outlined in Section 12.0-1b of the
14 Zoning Code, future uses will be subject to design ap-
15 proval by the Planning Commission.

16 WHEREAS, The Roland Park Country School, Inc. is the
17 owner of the property lying generally north of 40th Street
18 and west of Kittery Lane, consisting of 8 acres, more or
19 less; and

20 WHEREAS, The Lutheran Hospital of Maryland, Inc. has
21 an option to purchase said property for the purpose of estab-
22 lishing, maintaining, and operating housing designed for the
23 elderly on said property, subject to satisfactory and appro-
24 priate zoning of the property; and

EXPLANATION: *Italics indicate new matter added to existing law.*
[Brackets] indicate matter stricken from existing law.
CAPITALS indicate amendments to bill.
Strike out indicates matter stricken out of bill.

mapped on both land use maps and wall map

WHEREAS, On December 27, 1979, the applicants met with the Department of Planning of Baltimore City to hold a prepetition conference to explain the scope and nature of existing and proposed development on the property in order to institute proceedings to have said property designated a Planned Unit Development; and

WHEREAS, Together herewith, the applicants have made formal application to the City Council of Baltimore City and have submitted the requisite development plan, including the following: Existing Conditions, Sheet No. 1, dated December, 1979 FEBRUARY, 1980; Overall Development Plan, Sheet No. 2, dated December, 1979 FEBRUARY, 1980; Architectural Elevation, Sheet No. 3 dated December, 1979; and Time Schedule for Implementation, Sheet No. 4, (all four sheets collectively referred to as "the development plans"), intended to satisfy the requirements specified in Sections 12.0-1 and 12.0-2 of Article 30 of the Baltimore City Code (1976 Edition, as amended); now therefore

SECTION 1. *Be it ordained by the Mayor and City Council of Baltimore*, That the application of the owner and optionee of the property generally lying north of 40th Street and west of Kittery Lane, consisting of 8 acres, more or less, as outlined in the development plans accompanying this ordinance, to designate the property as a Planned Unit Development pursuant to Article 30, Sections 12.0-1 and 12.0-2 of the Baltimore City Code (1976 Edition, as amended), be and it is hereby approved.

SEC. 2. *And be it further ordained*, That the development plans submitted by the applicants, attached hereto and made a part hereof, be and they are hereby approved.

SEC. 3. *And be it further ordained*, That landscaping plans, the design of any covered parking, and the owner's proposals for the articulation of the exterior building design shall be subject to review and approval of the Planning Commission.

SEC. 4. *And be it further ordained*, That changes in the development plans, initiated by the owner which do not vary the use of the property from housing for the elderly and do not increase the density of said use beyond 240 residential units plus 60 nursing beds, shall be permitted subject only to review and approval by the Planning Commission.

The applicants met with the City to hold a pre-approval meeting of existing property in order to properly designate a

applicants have made a plan of Baltimore City development plan, including Sheet No. 1, dated 1969, FEBRUARY, No. 3, 1969, December, including Sheet No. 4, 1969, the development agreements specified in the Baltimore City Ordinance now therefore

Under and City Council the owner and optionee of 40th Street and 41st Street, more or less, as accompanying this ordinance Planned Unit Development 12.0-1 and 12.0-2 of Baltimore (as amended), be

That the development attached hereto and hereby approved.

That landscaping plan, and the owner's exterior building design approved of the Planning

That changes in the plan which do not vary for the elderly and do not exceed 240 residential units permitted subject only to the Planning Commission.

1 SEC. 5. *And be it further ordained*, That upon passage of
2 this ordinance by the City Council, as evidence of the au-
3 thenticity of the development plans which are a part hereof
4 and in order to give notice to the departments which are
5 administering the Zoning Ordinance, the President of the
6 City Council shall sign the development plans and when the
7 Mayor approves the ordinance, he shall sign the develop-
8 ment plans. The Director of Finance shall then transmit a
9 copy of the ordinance to the Board of Municipal and Zoning
10 Appeals, the Planning Commission and the Zoning Admin-
11 istration.

1 SEC. 6. *And be it further ordained*, That this ordinance
2 shall take effect thirty days from the date of its passage.

(B)

16

3-5-80

Examined and reported by the Board of Estimates

19

Clerk

Examined by the Committee

on

and reported

A TRUE COPY
CHARLES L. BENTON
Director of Finance

Chairman

Date Journal Page

Introduced (First Reading)

Second Reading

Third Reading

The vote on final passage being:

Yeas Nays Pass Absent

Chief Clerk

Certified as duly passed and presented to His Honor, the Mayor, this

MAR 4 1980 day of 19

(Signed) Walter S. Orlinsky

President, Baltimore City Council

MAR 5 1980

Approved this day of

19

(Signed) William D. Schaefer

Mayor, Baltimore City