

CITY OF BALTIMORE

ORDINANCE NO. 525

(Council Bill No. 1140)

1 AN ORDINANCE concerning

2 ZONING - PLANNED UNIT DEVELOPMENT  
3 MOUNT SAINT AGNES COLLEGE PROPERTY  
4 UNITED STATES FIDELITY AND GUARANTY COMPANY

5 FOR the purpose of approving the application of United States  
6 Fidelity and Guaranty Company to amend the Planned Unit  
7 Development approved by Ordinance No. 700, approved June 25,  
8 1982, and to approve the amended and restated Development  
9 Plan submitted by the applicant.

10 BY authority

11 Article 30 - Zoning  
12 Sections 12.0-1 and 12.0-3  
13 Baltimore City Code (1983 Replacement Volume, as amended)

14 WHEREAS, By Ordinance No. 700, approved June 25, 1982, the  
15 application of United States Fidelity and Guaranty Company to  
16 have the property known as Mount Saint Agnes College Campus,  
17 consisting of 28 acres, more or less, and lying generally north  
18 of Smith Avenue and west of the Jones Falls Expressway in  
19 Baltimore City, designated as an Office-Residential Planned Unit  
20 Development and the Development Plan submitted by the applicant  
21 was approved; and

22 WHEREAS, United States Fidelity and Guaranty Company wishes to  
23 add to the Planned Unit Development approximately 1.18 acres  
24 located at the west corner of the United States Fidelity and  
25 Guaranty Company property in Baltimore City as shown on the  
26 Development Plan; and

27 WHEREAS, United States Fidelity and Guaranty Company wishes to  
28 amend and restate the Development Plan, including the narrative  
29 Development Master Plan dated May 20, 1982, approved by Ordinance  
30 No. 700, approved June 25, 1982, in order to provide for the  
31 construction of new facilities and the expansion of and changes  
32 to certain of the existing facilities; and

33 WHEREAS, On March 10, 1995, the representatives of United  
34 States Fidelity and Guaranty Company met with the Department of  
35 Planning for a pre-petition conference to explain the scope and  
36 nature of the proposed amendments to the Development Plan; and

37 WHEREAS, The representatives of United States Fidelity and  
38 Guaranty Company made formal application to the Baltimore City  
39 Council and have submitted the requisite amended and restated

SHEET # 3

EXPLANATION: CAPITALS INDICATE ADDED TO EXISTING LAW.

[BRACKETS] indicate matter deleted from existing law.

Underlining indicates amendment to bill.

~~Strike-out~~ indicates matter stricken from the bill by  
amendment or deleted from the law by amendment.

1 Development Plan to satisfy the requirements specified in  
2 Sections 12.0-1 and 12.0-3 of Article 30 of the Baltimore City  
3 Code (1983 Replacement Volume, as amended); now, therefore,

4 SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF  
5 BALTIMORE, That the amended and restated Development Plan  
6 submitted by United States Fidelity and Guaranty Company (the  
7 Developer), attached hereto and made a part hereof, to amend and  
8 restate the Development Plan, including the narrative Development  
9 Master Plan dated May 20, 1982, approved by Ordinance No. 700,  
10 approved June 25, 1982 be and it is hereby approved.

11 SEC. 2. AND BE IT FURTHER ORDAINED, That the amended and  
12 restated Development Plan submitted by the Developer prepared by  
13 Daft - McCune - Walker, Inc., dated \_\_\_\_\_,  
14 attached hereto and made a part hereof, including the following:  
15 Existing Conditions (Sheet 1, dated February 13, 1995), Proposed  
16 Master Plan (Sheet 2, dated May 12, 1995), Landscape  
17 Improvement/Forest Conservation, (Sheet 3, dated May 12, 1995),  
18 and Building Envelopes (Sheet 4, dated May 12, 1995), be and it  
19 is hereby approved provided that in addition to the modification  
20 procedures outlined in Section 12.0-1b of the Zoning Code, the  
21 design of future structures not shown on the Development Plan  
22 will be subject to design approval by the Planning Commission.

23 SEC. 3. AND BE IT FURTHER ORDAINED, That the area consisting  
24 of approximately 1.18 acres located at the west corner of the  
25 United States Fidelity and Guaranty Company property in Baltimore  
26 City and designated as "1.18 City Parcel" on Proposed Master Plan  
27 (Sheet 2) be included as part of the Planned Unit Development  
28 pursuant to Article 30 Sections 12.0-1 and 12.0-3 of the  
29 Baltimore City Code (1983 Replacement Volume, as amended) and  
30 such inclusion is hereby approved.

31 SEC. 3 4. AND BE IT FURTHER ORDAINED, That in accordance with  
32 the provisions of Section 12.0-3a of said Article 30, the  
33 following uses are permitted within the Planned Development: (a)  
34 all uses currently permitted in the O-R-1 Zoning District and  
35 such additional uses as shall in the future be permitted in the  
36 O-R-1 Zoning District, (b) educational and hoteling facilities,  
37 (c) a hospitality center, (d) data processing, purchasing and  
38 supply, and other support services, (e) recreational facilities,  
39 and (f) a residence are ~~permitted within the Planned Development.~~

40 SEC. 4 5. AND BE IT FURTHER ORDAINED, That in accordance with  
41 the provisions of Section 12.0-3a(3) of said Article 30,  
42 permission is hereby granted for the establishment, maintenance  
43 and operation of the uses mentioned in Section 3 of this  
44 Ordinance as shown on the amended and restated Development Plan  
45 and in compliance with the provisions of this ordinance.

46 SEC. 6. AND BE IT FURTHER ORDAINED, That the owner will  
47 use reasonable efforts to operate any guardhouse portion of its  
48 security system so as to avoid traffic congestion on public  
49 streets adjacent to the PUD site.

1 SEC. 7. AND BE IT FURTHER ORDAINED, That the owner will  
2 restrict hours of construction in accordance with the Baltimore  
3 City Building Code.

4 SEC. 8. AND BE IT FURTHER ORDAINED, That at the time of the  
5 design review, consideration will be given to modifying the Smith  
6 Avenue service road so that such road will be used only for the  
7 uses specified on the Development Plan.

8 SEC. 5 9. AND BE IT FURTHER ORDAINED, That upon passage of  
9 this ordinance by the City Council, as evidence of the  
10 authenticity of the Development Plan which is a part hereof and  
11 in order to give notice to the departments which are  
12 administrating the Zoning Ordinance, the President of the City  
13 Council shall sign the Development Plan, and when the Mayor  
14 approves the ordinance, he shall sign the Development Plan. The  
15 Director of Finance shall then transmit a copy of the ordinance  
16 and the Development Plan to the Board of Municipal and Zoning  
17 Appeals, the Planning Commission, the Supervisor of Assessments  
18 for Baltimore City and the Zoning Administrator.

19 SEC. 6 10. AND BE IT FURTHER ORDAINED, That design details  
20 such as elevations, landscaping, access, parking and loading to  
21 the extent not shown on the Development Plan, shall be reviewed  
22 and approved by the Planning Commission and by review of the  
23 Design Advisory Panel, and subsequent to the passage of this  
24 Ordinance by the City Council of Baltimore, all changes in the  
25 Development Plan shall be reviewed and approved by the Planning  
26 Commission to insure that such changes are consistent with this  
27 Ordinance.

28 SEC. 7 11. AND BE IT FURTHER ORDAINED, That this Ordinance  
29 shall take effect on the date of its enactment.

(Bill No. 1140)

Certified as duly passed this JUN 0 5 1995 day  
of \_\_\_\_\_ 19 \_\_\_\_\_

(Signed) Mary Pat Clarke

\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,  
this JUN 0 6 1995 day of \_\_\_\_\_ 19 \_\_\_\_\_

(Signed) Leonard F. Wright

\_\_\_\_\_  
Chief Clerk

Approved this JUN 1 3 1995 day of \_\_\_\_\_  
\_\_\_\_\_ 19 \_\_\_\_\_

(Signed) Kurt L. Schmoke

\_\_\_\_\_  
Mayor, Baltimore City

A TRUE COPY  
WILLIAM R. BROWN, JR.  
DIRECTOR OF FINANCE