

**CITY OF BALTIMORE
COUNCIL BILL 12-0146
(First Reader)**

Introduced by: Councilmember Kraft

At the request of: BCP Investors, LLC

Address: c/o Stanley S. Fine, Esquire, 25 South Charles Street, Suite 2115, Baltimore, Maryland
21201

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Introduced and read first time: September 24, 2012

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Department of Public Works, Department of General Services, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – The District at Canton Crossing –**
3 **Amendment 2**

4 FOR the purpose of approving certain amendments to the Development Plan of the District of
5 Canton Crossing Planned Unit Development.

6 BY authority of

7 Article - Zoning

8 Title 9, Subtitles 1 and 4

9 Baltimore City Revised Code

10 (Edition 2000)

11 **Recitals**

12 By Ordinance 11-571, as amended by Ordinance 12-13, the Mayor and City Council (i)
13 approved the application of BCP Investors, LLC, to have the property known as Block 6505, Lots
14 1/9, 9A, and 10, consisting of 32.39 acres, more or less, designated as a Business Planned Unit
15 Development and (ii) approved the Development Plan submitted by the applicant.

16 BCP Investors, LLC, wishes to amend the Development Plan, as previously approved by the
17 Mayor and City Council, to amend the uses permitted within the Planned Unit Development.

18 On September 18, 2012, representatives of BCP Investors, LLC, met with the Department of
19 Planning for a preliminary conference to explain the scope and nature of the proposed
20 amendments to the Development Plan.

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

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1 The representatives of BCP Investors, LLC, have now applied to the Baltimore City Council
2 for approval of these amendments, and they have submitted amendments to the Development
3 Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 4 of the Baltimore City
4 Zoning Code.

5 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
6 Mayor and City Council approves the amendments to the Development Plan submitted by the
7 Developer.

8 **SECTION 2. AND BE IT FURTHER ORDAINED,** That Section 3 of Ordinance 11-571 is
9 amended to read as follows:

10 SECTION 3. AND BE IT FURTHER ORDAINED, That in accordance with the
11 provisions of Title 9, Subtitles 1 and 4, the following uses are permitted within the
12 Planned Unit Development:

- 13 (a) all permitted, accessory, and conditional uses as allowed in the
14 B-2 Zoning District;
- 15 (b) motor vehicles - rental;
- 16 (c) outdoor table service when accessory to a permitted use; [and]
- 17 (d) outdoor storage, display, and sales areas;
- 18 (E) DRUG STORES AND PHARMACIES: DRIVE-IN; AND
- 19 (F) RESTAURANTS: DRIVE-IN.

20 **SECTION 3. AND BE IT FURTHER ORDAINED,** That all plans for the construction of permanent
21 improvements on the property are subject to final design approval by the Planning Commission
22 to insure that the plans are consistent with the Development Plan and this Ordinance.

23 **SECTION 4. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
24 accompanying amended Development Plan and in order to give notice to the agencies that
25 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the
26 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor
27 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the
28 Director of Finance then shall transmit a copy of this Ordinance and the amended Development
29 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the
30 Commissioner of Housing and Community Development, the Supervisor of Assessments for
31 Baltimore City, and the Zoning Administrator.

32 **SECTION 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
33 after the date it is enacted.