

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 13-0205

Introduced by: Councilmember Cole
At the request of: Chesapeake Paperboard Center, LLC
Address: c/o Stanley S. Fine, Esquire, 25 South Charles Street, 21st Floor, Baltimore, Maryland
21201
Telephone: 410-727-6600
Introduced and read first time: March 11, 2013
Assigned to: Land Use and Transportation Committee

Committee Report: Favorable
Council action: Adopted
Read second time: May 6, 2013

AN ORDINANCE CONCERNING

**Planned Unit Development – Amendment 2 –
Chesapeake Paperboard**

FOR the purpose of approving certain amendments to the Development Plan of the Chesapeake Paperboard Planned Unit Development.

BY authority of
Article - Zoning
Title 9, Subtitles 1 and 4
Baltimore City Revised Code
(Edition 2000)

Recitals

By Ordinance 07-428, as amended by Ordinance 09-180, the Mayor and City Council (i) approved the application of Chesapeake Paperboard Center, LLC, to have certain properties known as 1500 Woodall Street, 1605 Key Highway, and 1801 Key Highway (collectively, the “Properties”), consisting of 9.36 acres, more or less, designated as a Business Planned Unit Development and (ii) approved the Development Plan submitted by the applicant.

Chesapeake Paperboard Center, LLC, wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to modify the uses permitted within the Planned Unit Development.

On February 27, 2013, representatives of Chesapeake Paperboard Center, 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.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

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

5 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
6 Sections 3(b) and 3(c) of Ordinance 07-428 are amended to read as follows:

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

10 (b) The following additional uses are specifically permitted in the
11 Planned Unit Development:

12 Outdoor table service when accessory to a restaurant
13 or any permitted use;

14 Prepared food delivery services - including any
15 operated as an accessory use by a restaurant;

16 TAVERNS, SUBJECT TO THE FOLLOWING CONDITIONS:

- 17 1. THERE MAY BE NO MORE THAN 1
- 18 TAVERN.
- 19 2. THE TAVERN IS TO BE DEVOTED
- 20 PRIMARILY TO SERVING ALCOHOLIC
- 21 BEVERAGES TO THE PUBLIC FOR ON-
- 22 PREMISES CONSUMPTION.
- 23 3. THE TAVERN MAY OR MAY NOT SERVE
- 24 FOOD.

25 (c) The following uses are prohibited as principal uses in the
26 Planned Unit Development:

27

28 [Taverns;]

29

30 **SECTION 2. AND BE IT FURTHER ORDAINED,** That all plans for the construction of permanent
31 improvements on the property are subject to final design approval by the Planning Commission
32 to insure that the plans are consistent with the Development Plan and this Ordinance.

33 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
34 accompanying amended Development Plan and in order to give notice to the agencies that
35 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the
36 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor
37 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the
38 Director of Finance then shall transmit a copy of this Ordinance and the amended Development
39 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the
40 Commissioner of Housing and Community Development, the Supervisor of Assessments for
41 Baltimore City, and the Zoning Administrator.

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1 **SECTION 4. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th day
2 after the date it is enacted.

Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City