

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 16-0676

Introduced by: Councilmember Reisinger
At the request of: Washington-Monroe, LLC
Address: c/o Alfred W. Barry, AB Associates, 201 East Baltimore Street, Suite 1150,
Baltimore, Maryland 21202
Telephone: 410-547-6900
Introduced and read first time: May 16, 2016
Assigned to: Land Use and Transportation Committee

Committee Report: Favorable
Council action: Adopted
Read second time: July 18, 2016

AN ORDINANCE CONCERNING

**Planned Unit Development – Amendment 1 –
Montgomery Park Business Center**

FOR the purpose of approving certain amendments to the Development Plan of the Montgomery Park Business Center Planned Unit Development.

BY authority of
Article - Zoning
Title 9, Subtitles 1 and 5
Baltimore City Revised Code
(Edition 2000)

Recitals

By Ordinance 02-300, the Mayor and City Council (i) approved the application of Washington-Monroe, LLC, to have certain property located at 1735, 1769, 1800, 1801, 1900, and 2000-2100 Washington Boulevard, consisting of 57.512 acres, more or less, designated as an Industrial Planned Unit Development and (ii) approved the Development Plan submitted by the applicant.

Washington-Monroe, LLC, wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to modify a sign regulation provision to allow an additional rooftop tenant identification sign and to modify the square footage requirement that must be occupied by those tenants with rooftop identification signs within the Planned Unit Development.

On May 3, 2016, representatives of the applicant 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 the applicant have now applied to the Baltimore City Council for
2 approval of these amendments, and they have submitted amendments to the Development Plan
3 intended to satisfy the requirements of Title 9, Subtitles 1 and 5 of the Baltimore City Zoning
4 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 7(b) of Ordinance 02-300 is
9 amended to read as follows:

10 SECTION 7. AND BE IT FURTHER ORDAINED, That the following signs are
11 permitted within the Planned Unit Development approved by this Ordinance,
12 provided that the signs are subject to Final Design Approval by the Planning
13 Commission:

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15 (b) [2] 3 rooftop identification signs, each with a maximum of 550
16 square feet, provided each tenant occupies a minimum of
17 [100,000] 25,000 square feet within the Planned Unit
18 Development.

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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.

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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