

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 12-0122**

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Introduced by: Councilmember Spector  
At the request of: Northwest Plaza Associates  
Address: c/o Stanley S. Fine, Esquire, 25 South Charles Street, Suite 2115, Baltimore, Maryland  
21201  
Telephone: 410-727-6600  
Introduced and read first time: August 13, 2012  
Assigned to: Land Use and Transportation Committee  
Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: November 19, 2012

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**AN ORDINANCE CONCERNING**

**1                                      Planned Unit Development – Amendment 2 – Northwest Plaza**

2            FOR the purpose of approving certain amendments to the Development Plan of the Northwest  
3            Plaza Planned Unit Development.

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

**9                                      Recitals**

10           By Ordinance 78-780, as amended by Ordinance 96-79, the Mayor and City Council (i)  
11           approved the application of Northwest Plaza Associates to have certain property located  
12           northwest of the intersection of Northern Parkway and Wabash Avenue, consisting of 25.0347  
13           acres, more or less, designated as a Business Planned Unit Development and (ii) approved the  
14           Development Plan submitted by the applicant.

15           Northwest Plaza Associates wishes to amend the Development Plan, as previously approved  
16           by the Mayor and City Council, to amend the uses permitted within the Planned Unit  
17           Development.

18           On August 2, 2012, representatives of Northwest Plaza Associates met with the Department  
19           of Planning for a preliminary conference to explain the scope and nature of the proposed  
20           amendments to the Development Plan.

21           The representatives of Northwest Plaza Associates have now applied to the Baltimore City  
22           Council for approval of these amendments, and they have submitted amendments to the

**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 Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 4 of the  
2 Baltimore City Zoning Code.

3 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
4 Mayor and City Council approves the amendments to the Development Plan submitted by the  
5 Developer, as attached to and made part of this Ordinance, including Sheet 1, “Existing  
6 Conditions Plan”, dated August 6, 2012, Sheet 2, “Development Plan”, dated ~~August 6~~ October  
7 5, 2012, and Sheet 3, “Schematic Landscape Plan”, dated ~~August 6~~ October 12, 2012.

8 **SECTION 2. AND BE IT FURTHER ORDAINED,** That Section 6 of Ordinance 78-780 is  
9 amended to read as follows:

10 [SEC. 6] SECTION 6. AND BE IT FURTHER ORDAINED, That [in accordance with  
11 Section 12.0-4(a)3,] permission is hereby granted for the establishment,  
12 maintenance, and operation of [a] 2 drive-in [restaurant] RESTAURANTS as shown  
13 on the Development Plan, notwithstanding the provisions of Section 3 of this  
14 Ordinance[, subject to the condition that the drive-in restaurant will match as  
15 closely as possible the beige color of the existing center].

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

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

28 **SECTION 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
29 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