

**CITY OF BALTIMORE**  
**COUNCIL BILL 16-\_\_\_\_\_**  
**(First Reader)**

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Introduced by: Councilmembers Curran, Clarke  
At the request of: Northwood SC, LLC  
Address: c/o Caroline L. Hecker, Esquire 25 South Charles Street, Suite 21<sup>st</sup> Floor, Baltimore,  
Maryland 21201  
Telephone: 410-727-6600  
Introduced and read first time: September 19, 2016  
Assigned to: Land Use and Transportation Committee  
Referred to the following agencies:

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Designation – Northwood Commons**

3 FOR the purpose of repealing the existing Development Plan for the Loch Raven Boulevard and  
4 Argonne Drive Planned Unit Development, and approving a new Development Plan for the  
5 property, to be known as Northwood Commons 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 77-501, amended by Ordinances 91-676 and 99-383, the Mayor and City  
13 Council of Baltimore approved application of the Northwood Company to have certain property  
14 located northeast of the intersection of Loch Raven Boulevard and Argonne Drive, consisting of  
15 10.82 acres, more or less, designated as a Business Planned Unit Development and approved the  
16 Development Plan submitted by the applicant.

17 The current owner of the property, Northwood SC, LLC, now wants to redevelop the property  
18 and to replace the existing Development Plan with one that will facilitate the proposed  
19 redevelopment.

20 On August 10, 2016, representatives of the Applicant met with the Department of Planning  
21 for a preliminary conference, to explain the scope and nature of the new Development Plan for  
22 proposed development on the property and to institute proceedings to have the property designated  
23 a Business Planned Unit Development [in accordance with the terms of a Memorandum of](#)  
24 [Understanding with the local community associations that will be recorded among the Land](#)  
25 [Records of Baltimore City.](#)

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The representatives of the Applicant have now applied to the Baltimore City Council for approval of the replacement Planned Unit Development, and have submitted a Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 4 of the Baltimore City Zoning Code.

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That Ordinances 77-501, 91-676 and 99-383 are hereby repealed.

**SECTION 2. AND BE IT FURTHER ORDAINED,** That the Mayor and City Council of Baltimore approves the application of Northwood SC, LLC to designate the Property as a Business Planned Unit Development, under Title 9, Subtitles 1 and 4 of the Baltimore City Zoning Code.

**SECTION 3. AND BE IT FURTHER ORDAINED,** That the That the Mayor and City Council of Baltimore approves the replacement of the Planned Unit Development and approves the new Development Plan submitted by the applicant, as attached to and made part of this Ordinance, including:

- (a) Sheet 1, “Existing Conditions Plan,” dated ~~September 13,~~October 6, 2016; and
- (b) Sheet 2, “~~Development~~Proposed Conditions Plan – Street Level,” dated ~~September 13, 2016,~~October 6, 2016; and
- (c) Sheet 3, “Outdoor Seating Plan,” dated October 6, 2016; and
- (d) Sheet 4, “Proposed Conditions Plan – Lower, Second and Apartment Levels,” dated October 6, 2016; and
- (e) Sheet 5, “Sectional Views,” dated October 6, 2016.

**SECTION 4. AND BE IT FURTHER ORDAINED,** That in accordance with Title 9, Subtitles 1 and 4 of the Baltimore City Zoning Code, the following uses are permitted within the Planned Unit Development:

- (a) All permitted, accessory and conditional uses as allowed in the underlying Zoning District.
- (b) Outdoor seating and table service.
- (c) The following additional uses are specifically permitted within Area D of the Planned Unit Development:
  - (1) Drive-in restaurants (including pick-up drives with window service).

**SECTION 5. AND BE IT FURTHER ORDAINED,** That the following uses are prohibited within the Planned Unit Development:

- (a) Adult entertainment;
- (b) After hours establishments;
- (c) Amusement parks and permanent carnivals;



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(z) Video lottery facilities.

**SECTION ~~5.6~~, AND BE IT FURTHER ORDAINED,** That the provisions of the Memorandum of Understanding dated ~~August 31~~, September 28, 2016 between the Applicant, Hillen Road Improvement Association, New Northwood Community Association, Inc., Original Northwood Association, and Stonewood-Pentwood-Winston Neighborhood Association are incorporated herein.

**SECTION ~~6.7~~, AND BE IT FURTHER ORDAINED,** That all plans for the construction of permanent improvements on the property are subject to final design approval by the Planning Commission to insure that the plans are consistent with the Development Plan and this Ordinance.

**SECTION ~~7.8~~, AND BE IT FURTHER ORDAINED,** That the Planning Department may determine what constitutes minor or major modifications of the Plan. Minor modifications require approval by the Planning Commission. Major modifications require approval by Ordinance.

**SECTION ~~8.9~~, AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the accompanying amended Development Plan and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the amended Development Plan; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the amended Development Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

**SECTION ~~9.10~~, AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.

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2 ~~4837-2716-0376, v. 1~~ [4831-1454-6745, v. 1](#)

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Document comparison by Workshare Compare on Friday, September 30, 2016  
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4829-1643-1673, v. 1