

**CITY OF BALTIMORE
COUNCIL BILL 12-0122
(First Reader)**

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

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 – Amendment 2 – Northwest Plaza**

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

5 BY authority of

6 Article - Zoning

7 Title 9, Subtitles 1 and 4

8 Baltimore City Revised Code

9 (Edition 2000)

10 **Recitals**

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

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

19 On August 2, 2012, representatives of Northwest Plaza Associates met with the Department
20 of Planning for a preliminary conference to explain the scope and nature of the proposed
21 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 Northwest Plaza Associates have now applied to the Baltimore City
2 Council for approval of these amendments, and they have submitted amendments to the
3 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 the
6 Mayor and City Council approves the amendments to the Development Plan submitted by the
7 Developer, as attached to and made part of this Ordinance, including Sheet 1, “Existing
8 Conditions Plan”, dated August 6, 2012, Sheet 2, “Development Plan”, dated August 6, 2012,
9 and Sheet 3, “Schematic Landscape Plan”, dated August 6, 2012.

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

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

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

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

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