



## BILL SYNOPSIS

Committee: Land Use

Bill: 20-0571

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### Planned Unit Development - Village of Cross Keys

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**Sponsor:** Councilmember Middleton

**Introduced:** July 27, 2020

**Purpose:**

For the purpose of repealing the existing Development Plan for the Village of Cross Keys Planned Unit Development and approving a new Development Plan for the Village of Cross Keys Planned Unit Development.

**Effective:** The 30<sup>th</sup> day after the date it is enacted

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### Agency Reports

Planning Commission	Favorable with Amendment
Board of Municipal and Zoning Appeals	Favorable with Amendment
Department of Transportation	
City Solicitor	Favorable with Comments
Department of Housing and Community Development	
Baltimore Development Corporation	
Department of Public Works	
Fire Department	
Parking Authority Board	Not Opposed

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## Analysis

### Current Law

Article 32 – Zoning, Section 5-201(a) and Title 13. Baltimore City Revised Code (Edition 2000).

### Background

The bill would repeal and replace the existing Development Plan for the Village of Cross Keys Planned Unit Development (PUD). The Village of Cross Keys PUD is generally bounded by Falls Road on the east, Poly-Western High School on the south, the Jones Falls Expressway on the west, and a boundary line south of Northern Parkway on the north. The PUD has attached homes in the northern part of the PUD area, a commercial shopping center and office complex in the center, additional homes in the southern part against Falls Road, and the Coppermine gym, parking lots, and additional offices and medical offices against the Jones Falls and I-83. The underlying property has a variety of zoning districts, including OS, R-6, R-8, R-10, C-2, and OR-2.

The Village of Cross Keys PUD constitutes the majority of the Cross Keys neighborhood, which is bounded by Falls Road on the east, West Northern Parkway on the north, I-83 and the Jones Falls River on the west, and West Cold Spring Lane on the south.

The repeal and replacement of the Development Plan within this PUD is intended to update the Development Plan to the terms of the current zoning code. It also includes additional development in the central and southern portions of the PUD area. The new development will add approximately 35,000 square feet of commercial/grocery space to the existing village center and will add future mixed-use development around the tennis club area (up to 350 dwelling units, 150,000 square feet of commercial space, and 15,000 square feet of retail space). New entrance improvements are also proposed for the main entry from Falls Road.

The existing and future development programs are detailed on the proposed PUD Master Plan sheets, dated July 14, 2020. Each parcel of land within the PUD is identified and has a proposed use assigned to it.

### Amendment

The Planning Commission proposed an amendment to replace the three development plan sheets attached to the bill with the updated plan set, dated July 31, 2020.

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## Additional Information

**Fiscal Note:** Not Available

**Information Source(s):** Statement of Intent, Reporting Agencies, Bill 20-0571.

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