CITY OF BALTIMORE
COUNCIL BILL 20-0571
(First Reader)

A BILL ENTITLED

1   AN ORDINANCE concerning

2   **Planned Unit Development – Village of Cross Keys**

3   FOR the purpose of repealing the existing Development Plan for the Village of Cross Keys
4   Planned Unit Development and approving a new Development Plan for the Village of Cross
5   Keys Planned Unit Development.

6   BY authority of
7   Article 32 - Zoning
8   Section 5-201(a) and Title 13
9   Baltimore City Revised Code
10   (Edition 2000)

11   **Recitals**

12   By Ordinance 72-38, the Mayor and City Council of Baltimore approved the application of
13   The Village of Cross Keys, Incorporated, to have certain property generally bounded by Falls
14   Road on the east, Poly-Western High School on the south, the Jones Falls Expressway on the
15   west, and a boundary line south of Northern Parkway on the north, to have the property
16   designated as a Residential Planned Unit Development and approved the Development Plan
17   submitted by the applicant.

18   The current applicant, CVP Cross Keys Holdings, LLC, wishes to rescind Ordinance 72-38
19   and replace the existing Development Plan, with a new one.

20   On June 25, 2020, representatives of the applicant met with the Department of Planning for a
21   preliminary conference, to explain the scope and nature of the proposed new Development Plan.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

1   The representatives of the applicant have now applied to the Baltimore City Council for
2   approval of the replacement Planned Unit Development, which is intended to satisfy the
3   requirements of Title 13 of the Baltimore City Zoning Code.

4   **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That
5   Ordinance 72-38 is repealed.

6   **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Mayor and City Council approves the
7   replacement of the Planned Unit Development and approves the new Development Plan
8   submitted by the Developer, as attached to and made part of this Ordinance, including Sheet 1,
9   "Existing Conditions Plan", dated July 14, 2020; Sheet 2, "PUD Master Plan", dated July 14,
10   2020; and Sheet 3, "Landscape Concept Plan", dated July 14, 2020.

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

14   **SECTION 4. AND BE IT FURTHER ORDAINED**, That the Planning Department may determine
15   what constitutes minor or major modifications to the Plan in accordance with the Baltimore City
16   Zoning Code.

17   **SECTION 5. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the
18   accompanying Development Plan and in order to give notice to the agencies that administer the
19   City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the
20   City Council shall sign the Development Plan; (ii) when the Mayor approves this Ordinance, the
21   Mayor shall sign the Development Plan; and (iii) the Director of Finance then shall transmit a
22   copy of this Ordinance and the Development Plan to the Board of Municipal and Zoning
23   Appeals, the Planning Commission, the Commissioner of Housing and Community
24   Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

25   **SECTION 6. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th day
26   after the date it is enacted.