

**CITY OF BALTIMORE  
COUNCIL BILL 07-0835  
(First Reader)**

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Introduced by: Councilmember Kraft  
At the request of: Canton Crossing, LLC  
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: October 15, 2007  
Assigned to: Land Use and Transportation Committee

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REFERRED TO THE FOLLOWING AGENCIES: Board of Municipal and Zoning Appeals, City Solicitor, Planning Commission, Department of Housing and Community Development, Department of Public Works, Fire Department, Baltimore City Parking Authority Board, Baltimore Development Corporation, Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment 4 – Canton Crossing**

3 FOR the purpose of approving certain amendments to the Development Plan of the Canton  
4 Crossing Planned Unit Development.

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

10 **Recitals**

11 By Ordinance 01-192, as amended by Ordinance 02-369, Ordinance 03-641, and Ordinance  
12 04-873, the Mayor and City Council approved the application of Canton Crossing, LLC, to have  
13 certain property located south of Boston Street, the western boundary being east of the Inner  
14 Harbor including the riparian rights, the eastern boundary being South Haven Street, and the  
15 southern boundary being the southern right-of-way of Danville Avenue extending from the  
16 water's edge a distance of 660 feet east of the eastern right-of-way line of Baylis Street,  
17 consisting of 67.52 acres, more or less, designated as an Industrial Planned Unit Development  
18 and approved the Development Plan submitted by the applicant.

19 Canton Crossing, LLC, wishes to amend the Development Plan, as previously approved by  
20 the Mayor and City Council, to modify the boundaries of the Industrial Planned Unit  
21 Development by decreasing the area of the property included within the Planned Unit  
22 Development.

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

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1 On October 4, 2007, representatives of Canton Crossing, LLC, met with the Department of  
2 Planning for a preliminary conference to explain the scope and nature of the proposed  
3 amendments to the Development Plan.

4 The representatives of Canton Crossing, LLC, have now applied to the Baltimore City  
5 Council for approval of these amendments, and they have submitted amendments to the  
6 Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 5 of the  
7 Baltimore City Zoning Code.

8 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
9 Mayor and City Council approves the amendments to the Development Plan submitted by the  
10 Developer, as attached to and made part of this Ordinance, including Exhibit A, “Existing  
11 Conditions Plan”, dated September 2007, Exhibit B-1, “Master Plan”, dated September 2007,  
12 Exhibit B-1A, “Enlarged Master Plan”, dated September 2007, Exhibit B-2, “Land Use and  
13 Heights”, dated September 2007, Exhibit B-3A, “Massing Plan”, dated September 2007, Exhibit  
14 B-4A, “Project Overview & Architectural Order”, dated September 2007, Exhibit B-4B,  
15 “Pedestrian & Vehicular Circulation Diagram”, dated September 2007, Exhibit B-4C, “Site  
16 Street Sections”, dated September 2007, and Exhibit B-4D, “Retail Area and Street Furniture”,  
17 dated September 2007. As shown on Exhibits B-1, B-1A, B-2, B-3A, B-4A, B-4B, B-4C, and B-  
18 4D, the southern boundary of the Planned Unit Development has been modified by removing the  
19 portion of Danville Avenue from the eastern right-of-way line of South Highland Avenue to the  
20 western right-of-way line of Baylis Street from the Planned Unit Development, thereby  
21 decreasing the size of the property within the Planned Unit Development to approximately 67.19  
22 acres.

23 **SECTION 2. AND BE IT FURTHER ORDAINED,** That all plans for the construction of  
24 permanent improvements on the property are subject to final design approval by the Planning  
25 Commission to insure that the plans are consistent with the Development Plan and this  
26 Ordinance.

27 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
28 accompanying amended Development Plan and in order to give notice to the agencies that  
29 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the  
30 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor  
31 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the  
32 Director of Finance then shall transmit a copy of this Ordinance and the amended Development  
33 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the  
34 Commissioner of Housing and Community Development, the Supervisor of Assessments for  
35 Baltimore City, and the Zoning Administrator.

36 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
37 after the date it is enacted.