

**CITY OF BALTIMORE  
COUNCIL BILL 09-0285  
(First Reader)**

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Introduced by: Councilmember Reisinger

At the request of: Chesapeake Paperboard Centre, 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: February 9, 2009

Assigned to: Land Use and Transportation Committee

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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, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment 1 –**  
3 **Chesapeake Paperboard**

4 FOR the purpose of approving certain amendments to the Development Plan of the Chesapeake  
5 Paperboard 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 07-428, the Mayor and City Council approved the application of Chesapeake  
13 Paperboard Centre, LLC, to have certain properties known as 1500 Woodall Street, 1605 Key  
14 Highway, and 1801 Key Highway (collectively, the “Properties”), consisting of 9.36 acres, more  
15 or less, designated as a Business Planned Unit Development and approved the Development Plan  
16 submitted by the applicant.

17 Chesapeake Paperboard Centre, LLC, wishes to amend the Development Plan, as previously  
18 approved by the Mayor and City Council, to modify the permitted square footages for office and  
19 retail uses within the Planned Unit Development.

20 On January 30, 2009, representatives of Chesapeake Paperboard Centre, LLC, met with the  
21 Department of Planning for a preliminary conference to explain the scope and nature of the  
22 proposed 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 Chesapeake Paperboard Centre, LLC, have now applied to the  
2 Baltimore City Council for approval of these amendments, and they have submitted amendments  
3 to the 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  
6 Section 1 of Ordinance 07-428 is amended to read as follows:

7 SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF  
8 BALTIMORE, That the Mayor and City Council approves the application of  
9 Chesapeake Paperboard Centre, LLC, to designate the properties known as 1500  
10 Woodall Street, 1605 Key Highway, and 1801 Key Highway, consisting of 9.36  
11 acres, more or less, as outlined on the accompanying Development Plan entitled  
12 “Chesapeake Paperboard”, consisting of Sheet 1, “Existing Conditions Plan”,  
13 dated February [1, 2007] 2, 2009, Sheet 2, “Proposed Conditions Plan”, dated  
14 February [1, 2007] 2, 2009, Sheet 3, “Conceptual Landscape Plan”, dated  
15 February [1, 2007] 2, 2009, and Sheet 4, “Conceptual Massing Plan”, dated  
16 February [1, 2007] 2, 2009, to designate the Property a Business Planned  
17 Development under Title 9, Subtitles 1 and 4 of the Baltimore City Zoning Code.

18 **SECTION 2. AND BE IT FURTHER ORDAINED,** That Section 4 of Ordinance 07-428 is  
19 amended to read as follows:

20 SECTION 4. AND BE IT FURTHER ORDAINED, That the maximum net leasable  
21 area within the Planned Unit Development may not exceed the following  
22 limitations:

- 23 (a) The office square footage within the Planned Unit  
24 Development is limited to [50,000] 57,000 square feet.
- 25 (b) The retail square footage (including restaurants) within the  
26 Planned Unit Development is limited to [110,000] 116,000  
27 square feet.
- 28 (c) A maximum of 250 dwelling units is allowed within the  
29 Planned Unit Development.

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

34 **SECTION 4. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
35 accompanying amended Development Plan and in order to give notice to the agencies that  
36 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the  
37 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor  
38 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the  
39 Director of Finance then shall transmit a copy of this Ordinance and the amended Development  
40 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the  
41 Commissioner of Housing and Community Development, the Supervisor of Assessments for  
42 Baltimore City, and the Zoning Administrator.

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1       **SECTION 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
2 after the date it is enacted.