

**CITY OF BALTIMORE  
COUNCIL BILL 13-0205  
(First Reader)**

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Introduced by: Councilmember Cole

At the request of: Chesapeake Paperboard Center, LLC

Address: c/o Stanley S. Fine, Esquire, 25 South Charles Street, 21<sup>st</sup> Floor, Baltimore, Maryland  
21201

Telephone: 410-727-6600

Introduced and read first time: March 11, 2013

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, Department of General Services, 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 2 –**  
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, as amended by Ordinance 09-180, the Mayor and City Council (i)  
13 approved the application of Chesapeake Paperboard Center, LLC, to have certain properties  
14 known as 1500 Woodall Street, 1605 Key Highway, and 1801 Key Highway (collectively, the  
15 “Properties”), consisting of 9.36 acres, more or less, designated as a Business Planned Unit  
16 Development and (ii) approved the Development Plan submitted by the applicant.

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

20 On February 27, 2013, representatives of Chesapeake Paperboard Center, 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.

23 The representatives of Chesapeake Paperboard Center, LLC, have now applied to the  
24 Baltimore City Council for approval of these amendments, and they have submitted amendments to

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

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1 the Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 4 of the  
2 Baltimore City Zoning Code.

3 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
4 Sections 3(b) and 3(c) of Ordinance 07-428 are amended to read as follows:

5 SECTION 3. AND BE IT FURTHER ORDAINED, That, in accordance with the  
6 provisions of Title 9, Subtitles 1 and 4, the following uses are permitted within the  
7 Planned Unit Development:

8 (b) The following additional uses are specifically permitted in the  
9 Planned Unit Development:

- 10 Outdoor table service when accessory to a restaurant
- 11 or any permitted use;
- 12 Prepared food delivery services - including any
- 13 operated as an accessory use by a restaurant;
- 14 TAVERNS, SUBJECT TO THE FOLLOWING CONDITIONS:
- 15 1. THERE MAY BE NO MORE THAN 1 TAVERN.
- 16 2. THE TAVERN IS TO BE DEVOTED PRIMARILY
- 17 TO SERVING ALCOHOLIC BEVERAGES TO
- 18 THE PUBLIC FOR ON-PREMISES
- 19 CONSUMPTION.
- 20 3. THE TAVERN MAY OR MAY NOT SERVE
- 21 FOOD.

22 (c) The following uses are prohibited as principal uses in the  
23 Planned Unit Development:

- 24 . . . .
- 25 [Taverns;]
- 26 . . . .

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

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

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