

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 11-0760

Introduced by: Councilmembers Kraft, D’Adamo

At the request of: BCP Investors, LLC

Address: c/o Stanley S. Fine, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South Charles Street, Suite 2115, Baltimore, Maryland 21201

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Introduced and read first time: August 15, 2011

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable with amendments

Council action: Adopted

Read second time: November 14, 2011

AN ORDINANCE CONCERNING

Planned Unit Development – Amendment 5 – Canton Crossing

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

BY authority of

Article - Zoning

Title 9, Subtitles 1 and 5

Baltimore City Revised Code

(Edition 2000)

Recitals

By Ordinance 01-192, as amended by Ordinances 02-369, 03-641, 04-873, and 07-633, the Mayor and City Council (i) approved the application of Canton Crossing, LLC, to have certain property located south of Boston Street, the western boundary being east of the Inner Harbor including the riparian rights, the eastern boundary being South Haven Street, and the southern boundary being the southern right-of-way of Danville Avenue extending from the water’s edge a distance of 660 feet east of the eastern right-of-way line of Baylis Street, consisting of ~~67.52~~ 67.19 acres, more or less, designated as an Industrial Planned Unit Development and (ii) approved the Development Plan submitted by the applicant.

BCP Investors, LLC (the “applicant”), is the owner of Block 6505, Lots 1/9 and 10 and is the ground lessee of Block 6505, Lot A 9A (collectively, the “Property”). The applicant wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to modify the boundaries of the Industrial Planned Unit Development to remove property from the Planned Unit Development.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

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1 On August 2, 2011, representatives of the applicant met with the Department of Planning for
2 a preliminary conference to explain the scope and nature of the proposed amendments to the
3 Development Plan.

4 The representatives of the applicant have now applied to the Baltimore City Council for
5 approval of these amendments, and they have submitted amendments to the Development Plan
6 intended to satisfy the requirements of Title 9, Subtitles 1 and 5 of the Baltimore City Zoning
7 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, consisting of Exhibit A, “Existing
11 Conditions Plan”, dated September 2007 and revised August 2011, Exhibit B-1, “Master Plan”,
12 dated September 2007 and revised August 2011, Exhibit B-1A, “Enlarged Master Plan”, dated
13 September 2007 and revised August 2011, Exhibit B-2, “Land Use and Heights”, dated
14 September 2007 and revised August 2011, Exhibit B-3A, “Massing Plan”, dated September 2007
15 and revised August 2011, Exhibit B-4A, “Project Overview & Architectural Order”, dated
16 September 2007 and revised August 2011, Exhibit B-4B, “Pedestrian & Vehicular Circulation
17 Diagram”, dated September 2007 and revised August 2011, Exhibit B-4C, “Site Street Sections”,
18 dated September 2007, and Exhibit B-4D, “Retail Area and Street Furniture”, dated September
19 2007 and revised August 2011. As shown on the Development Plan, the boundaries of the
20 Planned Unit Development have been modified by removing the property known as Parcel G,
21 thereby decreasing the size of the property within the Planned Unit Development to
22 approximately 34.80 acres.

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

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

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

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Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City