## CITY OF BALTIMORE **ORDINANCE** Council Bill 20-0571

Introduced by: Councilmember Middleton

At the request of: CVP Cross Keys Holdings, LLC

Address: c/o Ryan J. Potter, Esquire, Gallagher Evelius & Jones LLP, 218 North Charles Street,

Suite 400, Baltimore, Maryland 21201

Telephone: 410- 951-1404

Introduced and read first time: July 27, 2020

Assigned to: Land Use Committee

Committee Report: Favorable with amendments

Council action: Adopted

Read second time: October 5, 2020

## AN ORDINANCE CONCERNING

1	Planned Unit Development – Village of Cross Keys	
2	FOR the purpose of repealing the existing Development Plan for the Village of Cross Keys	
3	Planned Unit Development and approving a new Development Plan for the Village of Cross	
4	Keys Planned Unit Development.	
5	By authority of	
6	Article 32 - Zoning	
7	Section 5-201(a) and Title 13	
8	Baltimore City Revised Code	
9	(Edition 2000)	
10	Recitals	
11	By Ordinance 72-38, the Mayor and City Council of Baltimore approved the application of	
12	The Village of Cross Keys, Incorporated, to have certain property generally bounded by Falls	
13	Road on the east, Poly-Western High School on the south, the Jones Falls Expressway on the	
14	west, and a boundary line south of Northern Parkway on the north, to have the property	
15	designated as a Residential Planned Unit Development and approved the Development Plan	
16	submitted by the applicant.	

**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.

The current applicant, CVP Cross Keys Holdings, LLC, wishes to rescind Ordinance 72-38

On June 25, 2020, representatives of the applicant met with the Department of Planning for a

preliminary conference, to explain the scope and nature of the proposed new Development Plan.

and replace the existing Development Plan, with a new one.

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1 2 3	The representatives of the applicant have now applied to the Baltimore City Council for approval of the replacement Planned Unit Development, which is intended to satisfy the requirements of Title 13 of the Baltimore City Zoning Code.
4 5	<b>SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE</b> , That Ordinance 72-38 is repealed.
6 7 8 9 10	<b>SECTION 2. AND BE IT FURTHER ORDAINED</b> , That the Mayor and City Council approves the replacement of the Planned Unit Development and approves the new Development Plan submitted by the Developer, as attached to and made part of this Ordinance, including Sheet 1, "Existing Conditions Plan", dated <u>July 14 July 31</u> , 2020; Sheet 2, "PUD Master Plan", dated <u>July 14 July 31</u> , 2020; and Sheet 3, "Landscape Concept Plan", dated <u>July 14 July 31</u> , 2020.
11 12 13	<b>SECTION 3. AND BE IT FURTHER ORDAINED</b> , That all plans for the construction of permanent improvements on the property are subject to final design approval by the Planning Commission to insure that the plans are consistent with the Development Plan and this Ordinance.
14 15 16	<b>SECTION 4. AND BE IT FURTHER ORDAINED</b> , That the Planning Department may determine what constitutes minor or major modifications to the Plan in accordance with the Baltimore City Zoning Code.
17 18 19 20 21 22 23 24	SECTION 5. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying Development Plan and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the Development Plan; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the Development Plan; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the Development Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.
25 26	<b>SECTION 6. AND BE IT FURTHER ORDAINED</b> , That this Ordinance takes effect on the 30 <sup>th</sup> day after the date it is enacted.

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Certified as duly passed this day of	, 20
_	President, Baltimore City Council
	Trestacin, Bantimere etty council
Certified as duly delivered to His Honor, the Mayor,	
this day of, 20	
	Chief Clerk
Approved this day of	
	Mayor, Baltimore City