

CITY OF BALTIMORE  
ORDINANCE **20-416**  
Council Bill 20-0571

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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

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Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: October 5, 2020

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**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.

17 The current applicant, CVP Cross Keys Holdings, LLC, wishes to rescind Ordinance 72-38  
18 and replace the existing Development Plan, with a new one.

19 On June 25, 2020, representatives of the applicant met with the Department of Planning for a  
20 preliminary conference, to explain the scope and nature of the proposed new Development Plan.

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.



**Council Bill 29-0571**

1 The representatives of the applicant have now applied to the Baltimore City Council for  
2 approval of the replacement Planned Unit Development, which is intended to satisfy the  
3 requirements of Title 13 of the Baltimore City Zoning Code.

4 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
5 Ordinance 72-38 is repealed.

6 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Mayor and City Council approves the  
7 replacement of the Planned Unit Development and approves the new Development Plan  
8 submitted by the Developer, as attached to and made part of this Ordinance, including Sheet 1,  
9 "Existing Conditions Plan", dated ~~July 14~~ July 31, 2020; Sheet 2, "PUD Master Plan", dated ~~July~~  
10 ~~14~~ July 31, 2020; and Sheet 3, "Landscape Concept Plan", dated ~~July 14~~ July 31, 2020.

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

14 **SECTION 4. AND BE IT FURTHER ORDAINED,** That the Planning Department may determine  
15 what constitutes minor or major modifications to the Plan in accordance with the Baltimore City  
16 Zoning Code.

17 **SECTION 5. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
18 accompanying Development Plan and in order to give notice to the agencies that administer the  
19 City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the  
20 City Council shall sign the Development Plan; (ii) when the Mayor approves this Ordinance, the  
21 Mayor shall sign the Development Plan; and (iii) the Director of Finance then shall transmit a  
22 copy of this Ordinance and the Development Plan to the Board of Municipal and Zoning  
23 Appeals, the Planning Commission, the Commissioner of Housing and Community  
24 Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

25 **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
26 after the date it is enacted.



Council Bill 29-0571

Certified as duly passed this 19 day of October, 2020

Brandon M. Scott

President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 19 day of October, 2020

Natanna B. Austin

Chief Clerk

Approved this 27 day of Oct, 2020

[Signature]

Mayor, Baltimore City

Approved for form and Legal Sufficiency  
This 22nd day of October, 2020.

Elena DiPietro

Chief Solicitor