


<b>FROM</b>	NAME & TITLE	Alfred H. Foxx, Director	CITY of <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	<b>CITY COUNCIL BILL 12-0122</b>		

DATE: September 21, 2012

**TO**

The Honorable President and Members  
of the Baltimore City Council  
c/o Karen Randle  
Room 400 – City Hall

I am herein reporting on City Council Bill 12-0122 introduced by Councilwoman Spector on behalf of Northwest Plaza Associates.

The purpose of the Bill is to approve certain amendments to the Development Plan of the Northwest Plaza Planned Unit Development.

Ordinance 78-780 approved the application of Northwest Plaza Associates to have certain property located northwest of the intersection of Northern Parkway and Wabash Avenue designated as a Business Planned Unit Development (PUD) and approved the Development Plan. The PUD was last amended by Ordinance 96-79. The site is currently developed with three large one-story retail buildings and a small drive-through restaurant along the boundaries of the site, and surface parking within the central portion of the PUD. Ingress and egress is from Wabash Avenue.

City Council Bill 12-0122, if approved, would amend the Development Plan to allow for two pad sites along the West Northern Parkway side of the PUD site, resulting in an additional drive-through restaurant and a drive-through bank. Plans also include two future building additions to the one-story retail building known as 5700 Wabash Avenue (37,531 square feet and 11,111 square feet additions) and two future building additions to the one-story retail building known as 5660 Wabash Avenue (8,021 square feet and 2,830 square feet additions).

A conceptual plan for stormwater management was submitted to the City for review and was approved in March of this year. This conceptual approval is good for two years. The conceptual plan provides for a combination of impervious area reduction and treatment through either a microbio-retention or rain garden practice (Environmental Site Design). Site and final approvals will be provided after submission of construction drawings and a final Stormwater Management report.

Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 12-0122.

  
**ALFRED H. FOXX**  
**DIRECTOR**

*no obj*

AHF/MMC:ela

cc: Ms. Marcia Collins

