

**CITY OF BALTIMORE
COUNCIL BILL 16-0757
(First Reader)**

Introduced by: Councilmembers Curran, Clarke

At the request of: Northwood SC, LLC

Address: c/o Caroline L. Hecker, Esquire, 25 South Charles Street, Suite 21st Floor, Baltimore,
Maryland 21201

Telephone: 410-727-6600

Introduced and read first time: September 19, 2016

Assigned to: Land Use and Transportation Committee

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, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation, Office of Sustainability

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Designation – Northwood Commons**

3 FOR the purpose of repealing the existing Development Plan for the Loch Raven Boulevard and
4 Argonne Drive Planned Unit Development, and approving a new Development Plan for the
5 property, to be known as Northwood Commons 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 77-501, amended by Ordinances 91-676 and 99-383, the Mayor and City
13 Council of Baltimore approved application of the Northwood Company to have certain property
14 located northeast of the intersection of Loch Raven Boulevard and Argonne Drive, consisting of
15 10.82 acres, more or less, designated as a Business Planned Unit Development and approved the
16 Development Plan submitted by the applicant.

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18 The current owner of the property, Northwood SC, LLC, now wants to redevelop the property
19 and to replace the existing Development Plan with one that will facilitate the proposed
20 redevelopment.

21 On August 10, 2016, representatives of the applicant met with the Department of Planning
22 for a preliminary conference, to explain the scope and nature of the new Development Plan for
23 proposed development on the property and to institute proceedings to have the property
24 designated a Business Planned Unit Development.

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

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1 The representatives of the applicant have now applied to the Baltimore City Council for
2 designation of the property as a Business Planned Unit Development, and they have submitted a
3 Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 4 of the
4 Baltimore City Zoning Code.

5 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
6 Ordinances 77-501, 91-676, and 99-383 are hereby repealed.

7 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Mayor and City Council of Baltimore
8 approves the application of Northwood SC, LLC, to designate the property as a Business Planned
9 Unit Development, under Title 9, Subtitles 1 and 4 of the Baltimore City Zoning Code.

10 **SECTION 3. AND BE IT FURTHER ORDAINED,** That the Mayor and City Council approves the
11 replacement of the Planned Unit Development and approves the new Development Plan
12 submitted by the applicant, as attached to and made part of this Ordinance, including:

13 (a) Sheet 1, “Existing Conditions”, dated September 13, 2016; and

14 (b) Sheet 2, “Development Plan”, dated September 13, 2016.

15 **SECTION 4. AND BE IT FURTHER ORDAINED,** That in accordance with Title 9, Subtitles 1 and
16 4 of the Baltimore City Zoning Code, the following uses are permitted within the Planned Unit
17 Development:

18 All permitted, accessory, and conditional uses as allowed in the underlying Zoning
19 District.

20 **SECTION 5. AND BE IT FURTHER ORDAINED,** That the provisions of the Memorandum of
21 Understanding, dated August 31, 2016, between the applicant, the Hillen Road Improvement
22 Association, the New Northwood Community Association, Inc., the Original Northwood
23 Association, and the Stonewood-Pentwood-Winston Neighborhood Association, are incorporated
24 herein.

25 **SECTION 6. AND BE IT FURTHER ORDAINED,** That all plans for the construction of permanent
26 improvements on the property are subject to final design approval by the Planning Commission
27 to insure that the plans are consistent with the Development Plan and this Ordinance.

28 **SECTION 7. AND BE IT FURTHER ORDAINED,** That the Planning Department may determine
29 what constitutes minor or major modifications of the Plan. Minor modifications require approval
30 by the Planning Commission. Major modifications require approval by Ordinance.

31 **SECTION 8. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
32 accompanying Development Plan and in order to give notice to the agencies that administer the
33 City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the
34 City Council shall sign the Development Plan; (ii) when the Mayor approves this Ordinance, the
35 Mayor shall sign the Development Plan; and (iii) the Director of Finance then shall transmit a
36 copy of this Ordinance and the Development Plan to the Board of Municipal and Zoning
37 Appeals, the Planning Commission, the Commissioner of Housing and Community
38 Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

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1 **SECTION 9. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
2 after the date it is enacted.