

**CITY OF BALTIMORE
COUNCIL BILL 11-0760
(First Reader)**

Introduced by: Councilmembers Kraft, D’Adamo

At the request of: BCP Investors, LLC

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Introduced and read first time: August 15, 2011

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, Department of General Services, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment 5 – Canton Crossing**

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

5 BY authority of

6 Article - Zoning

7 Title 9, Subtitles 1 and 5

8 Baltimore City Revised Code

9 (Edition 2000)

10 **Recitals**

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

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

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

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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
24 permanent improvements on the property are subject to final design approval by the Planning
25 Commission to insure that the plans are consistent with the Development Plan and this
26 Ordinance.

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

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