

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 12-0146**

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Introduced by: Councilmember Kraft  
At the request of: BCP Investors, LLC  
Address: c/o Stanley S. Fine, Esquire, 25 South Charles Street, Suite 2115, Baltimore, Maryland  
21201  
Telephone: 410-727-6600  
Introduced and read first time: September 24, 2012  
Assigned to: Land Use and Transportation Committee

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Committee Report: Favorable  
Council action: Adopted  
Read second time: November 19, 2012

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**AN ORDINANCE CONCERNING**

**Planned Unit Development – The District at Canton Crossing –  
Amendment 2**

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

BY authority of  
Article - Zoning  
Title 9, Subtitles 1 and 4  
Baltimore City Revised Code  
(Edition 2000)

**Recitals**

By Ordinance 11-571, as amended by Ordinance 12-13, the Mayor and City Council (i)  
approved the application of BCP Investors, LLC, to have the property known as Block 6505, Lots  
1/9, 9A, and 10, consisting of 32.39 acres, more or less, designated as a Business Planned Unit  
Development and (ii) approved the Development Plan submitted by the applicant.

BCP Investors, LLC, wishes to amend the Development Plan, as previously approved by the  
Mayor and City Council, to amend the uses permitted within the Planned Unit Development.

On September 18, 2012, representatives of BCP Investors, LLC, met with the Department of  
Planning for a preliminary conference to explain the scope and nature of the proposed  
amendments to the 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.

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1 The representatives of BCP Investors, LLC, have now applied to the Baltimore City Council  
2 for approval of these amendments, and they have submitted amendments to the Development  
3 Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 4 of the Baltimore City  
4 Zoning Code.

5 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
6 Mayor and City Council approves the amendments to the Development Plan submitted by the  
7 Developer.

8 **SECTION 2. AND BE IT FURTHER ORDAINED,** That Section 3 of Ordinance 11-571 is  
9 amended to read as follows:

10 SECTION 3. AND BE IT FURTHER ORDAINED, That in accordance with the  
11 provisions of Title 9, Subtitles 1 and 4, the following uses are permitted within the  
12 Planned Unit Development:

- 13 (a) all permitted, accessory, and conditional uses as allowed in the  
14 B-2 Zoning District;
- 15 (b) motor vehicles - rental;
- 16 (c) outdoor table service when accessory to a permitted use; [and]
- 17 (d) outdoor storage, display, and sales areas;
- 18 (E) DRUG STORES AND PHARMACIES: DRIVE-IN; AND
- 19 (F) RESTAURANTS: DRIVE-IN.

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

23 **SECTION 4. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
24 accompanying amended Development Plan and in order to give notice to the agencies that  
25 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the  
26 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor  
27 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the  
28 Director of Finance then shall transmit a copy of this Ordinance and the amended Development  
29 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the  
30 Commissioner of Housing and Community Development, the Supervisor of Assessments for  
31 Baltimore City, and the Zoning Administrator.

32 **SECTION 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
33 after the date it is enacted.

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Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Mayor, Baltimore City