

**CITY OF BALTIMORE  
COUNCIL BILL 16-0676  
(First Reader)**

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Introduced by: Councilmember Reisinger

At the request of: Washington-Monroe, LLC

Address: c/o Alfred W. Barry, AB Associates, 201 East Baltimore Street, Suite 1150,  
Baltimore, Maryland 21202

Telephone: 410-547-6900

Introduced and read first time: May 16, 2016

Assigned to: Land Use and Transportation Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Baltimore Development Corporation, Department of Public Works, Department of Transportation, Fire Department, Baltimore City Parking Authority Board

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment 1 –**  
3 **Montgomery Park Business Center**

4 FOR the purpose of approving certain amendments to the Development Plan of the Montgomery  
5 Park Business Center Planned Unit Development.

6 BY authority of

7 Article - Zoning

8 Title 9, Subtitles 1 and 5

9 Baltimore City Revised Code

10 (Edition 2000)

11 **Recitals**

12 By Ordinance 02-300, the Mayor and City Council (i) approved the application of  
13 Washington-Monroe, LLC, to have certain property located at 1735, 1769, 1800, 1801, 1900, and  
14 2000-2100 Washington Boulevard, consisting of 57.512 acres, more or less, designated as an  
15 Industrial Planned Unit Development and (ii) approved the Development Plan submitted by the  
16 applicant.

17 Washington-Monroe, LLC, wishes to amend the Development Plan, as previously approved  
18 by the Mayor and City Council, to modify a sign regulation provision to allow an additional  
19 rooftop tenant identification sign and to modify the square footage requirement that must be  
20 occupied by those tenants with rooftop identification signs within the Planned Unit  
21 Development.

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

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1 On May 3, 2016, representatives of the applicant met with the Department of Planning for a  
2 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.

11 **SECTION 2. AND BE IT FURTHER ORDAINED,** That Section 7(b) of Ordinance 02-300 is  
12 amended to read as follows:

13 SECTION 7. AND BE IT FURTHER ORDAINED, That the following signs are  
14 permitted within the Planned Unit Development approved by this Ordinance,  
15 provided that the signs are subject to Final Design Approval by the Planning  
16 Commission:

17 . . . .

18 (b) [2] 3 rooftop identification signs, each with a maximum of 550  
19 square feet, provided each tenant occupies a minimum of  
20 [100,000] 25,000 square feet within the Planned Unit  
21 Development.

22 . . . .

23 **SECTION 3. AND BE IT FURTHER ORDAINED,** That all plans for the construction of permanent  
24 improvements on the property are subject to Final Design Approval by the Planning Commission  
25 to insure that the plans are consistent with the Development Plan and this Ordinance.

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

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