



City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland 21202

Legislation Text

File #: 16-0676, **Version:** 0

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

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COPY.

INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL

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

A BILL ENTITLED

AN ORDINANCE concerning

Planned Unit Development - Amendment 1 - Montgomery Park Business Center

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

BY authority of

Article - Zoning

Title 9, Subtitles 1 and 5

Baltimore City Revised Code

(Edition 2000)

Recitals

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

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

On May 3, 2016, representatives of the applicant met with the Department of Planning for a preliminary conference to explain the scope and nature of the proposed amendments to the Development Plan.

The representatives of the applicant have now applied to the Baltimore City Council for approval of these amendments, and they have submitted amendments to the Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 5 of the Baltimore City Zoning Code.

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

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

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

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

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

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

SECTION 5. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

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