



## Legislation Text

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**File #:** 11-0761, **Version:** 0

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INTRODUCTORY\*

CITY OF BALTIMORE  
COUNCIL BILL

Introduced by: Councilmember Kraft  
At the request of: BCP Investors, LLC  
Address: c/o Stanley S. Fine, Esquire, Rosenberg ? Martin ? Greenberg, LLP, 25 South Charles  
Street, Suite 2115, Baltimore, Maryland 21201  
Telephone: 410-727-6600

A BILL ENTITLED

AN ORDINANCE concerning  
**Planned Unit Development - Designation - BCP PUD**

FOR the purpose of approving the application of BCP Investors, LLC, and Exxon Mobil Corporation, which are the owner and ground lessee of Block 6505, Lots 1/9, 9A, and 10 (collectively, the "Property"), to have the Property designated a Business Planned Unit Development; and approving the Development Plan submitted by the applicant.

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

Recitals

BCP Investors, LLC (the "applicant"), is the owner of Block 6505, Lots 1/9 and 10 and the ground lessee of Block 6505, Lot 9A (collectively, the "Property"), consisting of 32.39 acres, more or less.

BCP Investors, LLC, proposes to develop the Property for business uses.

On August 2, 2011, representatives of the applicant met with the Department of Planning for a preliminary conference, to explain the scope and nature of existing and proposed development on the property and to institute proceedings to have the property designated a Business Planned Unit Development.

The representatives of the applicant have now applied to the Baltimore City Council for designation of the Property as a Business Planned Unit Development, and they have submitted a Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 4 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 application of BCP Investors, LLC, to designate the Property known as Block 6505, Lots 1/9, 9A, and 10, consisting of 32.39 acres, more or less, as outlined on the accompanying Development Plan entitled "BCP PUD", dated August 2011, to designate the property a Business Planned Unit Development under Title 9, Subtitles 1 and 4 of the Baltimore City Zoning Code.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Development Plan submitted by the applicant and consisting of Exhibit A, "Existing Conditions Plan", dated August 2011, and Exhibit B1, "Development Plan", dated August 2011 is approved.

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

- (a) all permitted, accessory, and conditional uses as allowed in the B-2 Zoning District;
- (b) motor vehicles - rental;
- (c) outdoor table service when accessory to a permitted use; and
- (d) outdoor storage, display, and sales areas.

SECTION 4. AND BE IT FURTHER ORDAINED, That the following use is prohibited within the Planned Unit Development:

- (a) dwellings.

SECTION 5. AND BE IT FURTHER ORDAINED, That when reviewing plans for final design approval, the Planning Commission may take into consideration proposed uses that have different peak parking characteristics that complement each other, so that the parking spaces provided may reasonably be shared by proposed uses, and an excess of parking is not provided by strict cumulation of the parking requirements of the Zoning Code.

SECTION 6. 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 7. AND BE IT FURTHER ORDAINED, That the Planning Department may determine what constitutes minor or major modifications to the Plan. Minor modifications require approval by the Planning Commission. Major modifications require approval by Ordinance.

SECTION 8. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying 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 Development Plan; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the Development Plan; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the 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 9. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

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