



## Legislation Text

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**File #: 13-0205, Version: 0**

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

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INTRODUCTORY\*

CITY OF BALTIMORE  
COUNCIL BILL

Introduced by: Councilmember Cole  
At the request of: Chesapeake Paperboard Center, LLC  
Address: c/o Stanley S. Fine, Esquire, 25 South Charles Street, 21st Floor, Baltimore, Maryland  
21201  
Telephone: 410-727-6600

A BILL ENTITLED

AN ORDINANCE concerning  
**Planned Unit Development - Amendment 2 - Chesapeake Paperboard**

FOR the purpose of approving certain amendments to the Development Plan of the Chesapeake Paperboard Planned Unit Development.

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

Recitals

By Ordinance 07-428, as amended by Ordinance 09-180, the Mayor and City Council (i) approved the application of Chesapeake Paperboard Center, LLC, to have certain properties known as 1500 Woodall Street, 1605 Key Highway, and 1801 Key Highway (collectively, the "Properties"), consisting of 9.36 acres, more or less, designated as a Business Planned Unit Development and (ii) approved the Development Plan submitted by the applicant.

Chesapeake Paperboard Center, LLC, wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to modify the uses permitted within the Planned Unit Development.

On February 27, 2013, representatives of Chesapeake Paperboard Center, 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.

The representatives of Chesapeake Paperboard Center, LLC, 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 4 of the Baltimore City Zoning Code.

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Sections 3 (b) and 3(c) of Ordinance 07-428 are amended to read as follows:

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:

(b) The following additional uses are specifically permitted in the Planned Unit Development:

Outdoor table service when accessory to a restaurant  
or any permitted use;

Prepared food delivery services - including any  
operated as an accessory use by a restaurant;

TAVERNS, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THERE MAY BE NO MORE THAN 1 TAVERN.
2. THE TAVERN IS TO BE DEVOTED PRIMARILY TO SERVING ALCOHOLIC BEVERAGES TO THE PUBLIC FOR ON-PREMISES CONSUMPTION.
3. THE TAVERN MAY OR MAY NOT SERVE FOOD.

(c) The following uses are prohibited as principal uses in the Planned Unit Development:

....

[Taverns;]

....

SECTION 2. 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 3. 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 4. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

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