



# City of Baltimore

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

## Legislation Text

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**File #:** 09-0285, **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 Reisinger  
At the request of: Chesapeake Paperboard Centre, LLC  
Address: c/o Stanley S. Fine, Esquire, 25 South Charles Street, Suite 2115, Baltimore,  
Maryland 21201  
Telephone: 410-727-6600

A BILL ENTITLED

AN ORDINANCE concerning  
**Planned Unit Development - Amendment 1 - 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, the Mayor and City Council approved the application of Chesapeake Paperboard Centre, 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 approved the Development Plan submitted by the applicant.

Chesapeake Paperboard Centre, LLC, wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to modify the permitted square footages for office and retail uses within the Planned Unit Development.

On January 30, 2009, representatives of Chesapeake Paperboard Centre, 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 Centre, 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 Section 1 of Ordinance 07-428 is amended to read as follows:

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Mayor and City Council approves the application of Chesapeake Paperboard Centre, LLC, to designate the properties known as 1500 Woodall Street, 1605 Key Highway, and 1801 Key Highway, consisting of 9.36 acres, more or less, as outlined on the accompanying Development Plan entitled “Chesapeake Paperboard”, consisting of Sheet 1, “Existing Conditions Plan”, dated February 1, 2007, Sheet 2, “Proposed Conditions Plan”, dated February [1, 2007] 2, 2009, Sheet 3, “Conceptual Landscape Plan”, dated February [1, 2007], 2009, and Sheet 4, “Conceptual Massing Plan”, dated February [1, 2007] 2, 2009, to designate the Property a Business Planned Development under Title 9, Subtitles 1 and 4 of the Baltimore City Zoning Code.

SECTION 2. AND BE IT FURTHER ORDAINED, That Section 4 of Ordinance 07-428 is amended to read as follows:

SECTION 4. AND BE IT FURTHER ORDAINED, That the maximum net leasable area within the Planned Unit Development may not exceed the following limitations:

- (a) The office square footage within the Planned Unit Development is limited to [50,000] 57,000 square feet.
- (b) The retail square footage (including restaurants) within the Planned Unit Development is limited to [110,000] 116,000 square feet.
- (c) A maximum of 250 dwelling units is allowed 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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