



Legislation Details (With Text)

File #:	12-0122	Version:	0	Name:	Planned Unit Development - Amendment 2 - Northwest Plaza
Type:	Ordinance	Status:		Status:	Enacted
File created:	8/13/2012	In control:		In control:	City Council
On agenda:		Final action:		Final action:	12/11/2012
Enactment date:		Enactment #:		Enactment #:	12-85
Title:	Planned Unit Development - Amendment 2 - Northwest Plaza				
	FOR the purpose of approving certain amendments to the Development Plan of the Northwest Plaza Planned Unit Development.				
Sponsors:	Rochelle Spector				
Indexes:	Amendment, Northwest Plaza, PUD (Planned Unit Development)				
Code sections:					
Attachments:	1. 12-0122 - 1st Reader.pdf, 2. Transportation - 12-0122.pdf, 3. Fire - 12-0122.pdf, 4. Parking Authority - 12-0122.pdf, 5. BDC - 12-0122.pdf, 6. DPW - 12-0122.pdf, 7. General Services - 12-0122.pdf, 8. Planning - 12-0122.pdf, 9. Law - 12-0122.pdf, 10. BMZA - 12-0122.pdf, 11. HCD - 12-0122.pdf, 12. 12-0122 - 3rd Reader.pdf				

Date	Ver.	Action By	Action	Result
12/11/2012	0	Mayor	Signed by Mayor	
12/6/2012	0	City Council	Approved and Sent to the Mayor	
12/3/2012	0	City Council	Advanced to 3rd Reader, for Final Passage	
11/19/2012	0	Land Use and Transportation Committee	Recommended Favorably with Amendment	
11/19/2012	0	City Council	Advanced to 3rd Reader, to be held one meeting	
10/30/2012	0	Land Use and Transportation Committee	Sign Posting	
10/25/2012	0	Land Use and Transportation Committee	Advertising	
10/22/2012	0	Land Use and Transportation Committee	Scheduled for a Public Hearing	
9/27/2012	0	Land Use and Transportation Committee	Advertised at Introduction	
8/16/2012	0	The City Council	Referred for a Report	
8/16/2012	0	The City Council	Referred for a Report	
8/16/2012	0	The City Council	Referred for a Report	
8/16/2012	0	The City Council	Referred for a Report	
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8/16/2012	0	The City Council	Referred for a Report
8/13/2012	0	City Council	Introduced
8/13/2012	0	City Council	Assigned
8/13/2012	0	City Council	Assigned

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

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THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.
INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL

Introduced by: Councilmember Spector
At the request of: Northwest Plaza Associates
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 2 - Northwest Plaza

FOR the purpose of approving certain amendments to the Development Plan of the Northwest Plaza Planned Unit Development.

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

Recitals

By Ordinance 78-780, as amended by Ordinance 96-79, the Mayor and City Council (i) approved the application of Northwest Plaza Associates to have certain property located northwest of the intersection of Northern Parkway and Wabash Avenue, consisting of 25.0347 acres, more or less, designated as a Business Planned Unit Development and (ii) approved the Development Plan submitted by the applicant.

Northwest Plaza Associates wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to amend the uses permitted within the Planned Unit Development.

On August 2, 2012, representatives of Northwest Plaza Associates 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 Northwest Plaza Associates 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 the Mayor and City Council approves the amendments to the Development Plan submitted by the Developer, as attached to and made part of this Ordinance, including Sheet 1, "Existing Conditions Plan", dated August 6, 2012, Sheet 2, "Development Plan", dated August 6, 2012, and Sheet 3, "Schematic Landscape Plan", dated August 6, 2012.

SECTION 2. AND BE IT FURTHER ORDAINED, That Section 6 of Ordinance 78-780 is amended to read as follows:

[SEC. 6] SECTION 6. AND BE IT FURTHER ORDAINED, That [in accordance with Section 12.0-4(a)3,] permission is hereby granted for the establishment, maintenance, and operation of [a] 2 drive-in [restaurant] RESTAURANTS as shown on the Development Plan, notwithstanding the provisions of Section 3 of this Ordinance [, subject to the condition that the drive-in restaurant will match as closely as possible the beige color of the existing center].

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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