



Legislation Details (With Text)

File #:	16-0757	Version:	0	Name:	Planned Unit Development - Designation - Northwood Commons
Type:	Ordinance	Status:		Status:	Enacted
File created:	9/19/2016	In control:		In control:	City Council
On agenda:		Final action:		Final action:	11/18/2016
Enactment date:		Enactment #:		Enactment #:	16-580
Title:	Planned Unit Development - Designation - Northwood Commons For the purpose of repealing the existing Development Plan for the Loch Raven Boulevard and Argonne Drive Planned Unit Development, and approving a new Development Plan for the property, to be known as Northwood Commons Planned Unit Development.				
Sponsors:	Robert Curran, Mary Pat Clarke				
Indexes:	Designation, Planned Unit Development				
Code sections:					
Attachments:	1. Plats 16-0757, 2. 16-0757~1st Reader, 3. BDC 16-0757, 4. Planning 16-0757, 5. Planning Amendments 16-0757, 6. Fire 16-0757, 7. DOT 16-0757, 8. City Solicitor 16-0757, 9. HCD 16-0757, 10. DPW 16-0757, 11. Office of Sustainability 16-0757, 12. BMZA 16-0757, 13. Parking 16-0757, 14. 2nd Reader Amendments 16-0757, 15. 16-0757~3rd Reader				

Date	Ver.	Action By	Action	Result
12/5/2016	0	Mayor	Signed by Mayor	
11/14/2016	0	City Council	Approved and Sent to the Mayor	
10/24/2016	0	City Council	3rd Reader, for final passage	
10/20/2016	0	City Council	3rd Reader, to be held one meeting	
10/20/2016	0	Land Use and Transportation Committee	Recommended Favorably with Amendment	
10/19/2016	0	Land Use and Transportation Committee	Recommended Favorably with Amendment	Pass
10/19/2016	0	Land Use and Transportation Committee	Advertised at Introduction	
10/4/2016	0	Land Use and Transportation Committee	Sign Posting	
9/27/2016	0	Land Use and Transportation Committee	Advertising	
9/22/2016	0	The City Council	Refer to Parking Authority Board	
9/22/2016	0	The City Council	Refer to Dept. of Transportation	
9/22/2016	0	The City Council	Refer to Office of Sustainability	
9/22/2016	0	The City Council	Refer to Dept. of Public Works	
9/22/2016	0	The City Council	Refer to Fire Department	
9/22/2016	0	The City Council	Refer to Baltimore Development Corporation	
9/22/2016	0	The City Council	Refer to Board of Municipal and Zoning Appeals	

9/22/2016	0	The City Council	Refer to Planning Commission
9/22/2016	0	The City Council	Refer to Dept. of Housing and Community Development
9/22/2016	0	The City Council	Refer to City Solicitor
9/19/2016	0	City Council	Assigned
9/19/2016	0	City Council	Introduced
9/19/2016	0	Land Use and Transportation Committee	Scheduled for a Public Hearing

Introduced by: Councilmember Curran

At the request of: Northwood SC, LLC

Address: c/o Caroline L. Hecker, Esquire, 25 South Charles Street, Suite 21st Floor, Baltimore, Maryland 21201

Telephone: 410-727-6600

A Bill Entitled

An Ordinance concerning

Planned Unit Development - Designation - Northwood Commons

For the purpose of repealing the existing Development Plan for the Loch Raven Boulevard and Argonne Drive Planned Unit Development, and approving a new Development Plan for the property, to be known as Northwood Commons Planned Unit Development.

By authority of

Article - Zoning

Title 9, Subtitles 1 and 4

Baltimore City Revised Code
(Edition 2000)

Recitals

By Ordinance 77-501, amended by Ordinances 91-676 and 99-383, the Mayor and City Council of Baltimore approved application of the Northwood Company to have certain property located northeast of the intersection of Loch Raven Boulevard and Argonne Drive, consisting of 10.82 acres, more or less, designated as a Business Planned Unit Development and approved the Development Plan submitted by the applicant.

The current owner of the property, Northwood SC, LLC, now wants to redevelop the property and to replace the existing Development Plan with one that will facilitate the proposed redevelopment.

On August 10, 2016, representatives of the applicant met with the Department of Planning for a preliminary conference, to explain the scope and nature of the new Development Plan for 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 Ordinances 77-501, 91-676, and 99-383 are hereby repealed.

Section 2. And be it further ordained, That the Mayor and City Council of Baltimore approves the

application of Northwood SC, LLC, to designate the property as a Business Planned Unit Development, under Title 9, Subtitles 1 and 4 of the Baltimore City Zoning Code.

Section 3. And be it further ordained, That the Mayor and City Council approves the replacement of the Planned Unit Development and approves the new Development Plan submitted by the applicant, as attached to and made part of this Ordinance, including:

(a) Sheet 1, “Existing Conditions”, dated September 13, 2016; and

(b) Sheet 2, “Development Plan”, dated September 13, 2016.

Section 4. And be it further ordained, That in accordance with Title 9, Subtitles 1 and 4 of the Baltimore City Zoning Code, the following uses are permitted within the Planned Unit Development:

All permitted, accessory, and conditional uses as allowed in the underlying Zoning District.

Section 5. And be it further ordained, That the provisions of the Memorandum of Understanding, dated August 31, 2016, between the applicant, the Hillen Road Improvement Association, the New Northwood Community Association, Inc., the Original Northwood Association, and the Stonewood-Pentwood-Winston Neighborhood Association, are incorporated herein.

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 of 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.