



## Legislation Details (With Text)

**File #:** 20-0571      **Version:** 0      **Name:** Planned Unit Development - Village of Cross Keys  
**Type:** Ordinance      **Status:** Enacted  
**File created:** 7/27/2020      **In control:** City Council  
**On agenda:**      **Final action:** 10/27/2020  
**Enactment date:**      **Enactment #:** 20-416

**Title:** Planned Unit Development - Village of Cross Keys  
For the purpose of repealing the existing Development Plan for the Village of Cross Keys Planned Unit Development and approving a new Development Plan for the Village of Cross Keys Planned Unit Development.

**Sponsors:** Sharon Green Middleton

**Indexes:** Planned Unit Development

**Code sections:**

**Attachments:** 1. Existing Condition Plan 20-0571, 2. Statement of Intent 20-0571, 3. 20-0571~1st Reader, 4. Planning 20-0571, 5. BMZA 20-0571, 6. PABC 20-0571, 7. Newspaper Affidavits - The Daily Record - 20-0571, 8. Law 20-0571, 9. Certificate of Posting 20-0571, 10. Certificate of Mailing 20-0571, 11. Fire 20-0571, 12. DHCD 20-0571, 13. BDC 20-0571, 14. DPW 20-0571, 15. DOT 20-0571, 16. Bill Synopsis 20-0571, 17. Hearing Agenda 20-0571, 18. Hearing Minutes 20-0571, 19. Hearing Notes 20-0571, 20. Letters of Support 20-0571, 21. Findings of Fact 20-0571, 22. 2nd Reader Amendments 20-0571, 23. Signed Ordinance 20-0571, 24. 20-0571~3rd Reader

Date	Ver.	Action By	Action	Result
11/2/2020	0	Mayor	Signed by Mayor	
10/19/2020	0	City Council	Approved and Sent to the Mayor	
10/5/2020	0	Land Use Committee	Recommended Favorably with Amendment	
10/5/2020	0	City Council	3rd Reader, for final passage	
9/30/2020	0	Land Use Committee	Recommended Favorably with Amendment	Pass
9/14/2020	0	Land Use Committee	Advertising	
8/31/2020	0	Land Use Committee	Sign Posting	
8/17/2020	0	Land Use Committee	Scheduled for a Public Hearing	
7/30/2020	0	The City Council	Refer to Fire Department	
7/30/2020	0	The City Council	Refer to Baltimore Development Corporation	
7/30/2020	0	The City Council	Refer to Parking Authority Board	
7/30/2020	0	The City Council	Refer to Dept. of Transportation	
7/30/2020	0	The City Council	Refer to Board of Municipal and Zoning Appeals	
7/30/2020	0	The City Council	Refer to Planning Commission	
7/30/2020	0	The City Council	Refer to Dept. of Housing and Community Development	

7/30/2020	0	The City Council	Refer to Dept. of Public Works
7/30/2020	0	The City Council	Refer to City Solicitor
7/27/2020	0	City Council	Assigned
7/27/2020	0	City Council	Introduced

\* **Warning:** This is an unofficial, introductory copy of the bill.  
The official copy considered by the City Council is the first reader copy.

### **Introductory\***

## **City of Baltimore Council Bill**

Introduced by: Councilmember Middleton

At the request of: CVP Cross Keys Holdings, LLC

Address: c/o Ryan J. Potter, Esquire, Gallagher Evelius & Jones LLP, 218 North Charles Street, Suite 400,  
Baltimore, Maryland 21201

Telephone: 410- 951-1404

### **A Bill Entitled**

An Ordinance concerning

#### **Planned Unit Development - Village of Cross Keys**

For the purpose of repealing the existing Development Plan for the Village of Cross Keys Planned Unit Development and approving a new Development Plan for the Village of Cross Keys Planned Unit Development.

By authority of

Article 32 - Zoning

Section 5-201(a) and Title 13

Baltimore City Revised Code

(Edition 2000)

### **Recitals**

By Ordinance 72-38, the Mayor and City Council of Baltimore approved the application of The Village of Cross Keys, Incorporated, to have certain property generally bounded by Falls Road on the east, Poly-Western High School on the south, the Jones Falls Expressway on the west, and a boundary line south of Northern Parkway on the north, to have the property designated as a Residential Planned Unit Development and approved the Development Plan submitted by the applicant.

The current applicant, CVP Cross Keys Holdings, LLC, wishes to rescind Ordinance 72-38 and replace the existing Development Plan, with a new one.

On June 25, 2020, representatives of the applicant met with the Department of Planning for a preliminary conference, to explain the scope and nature of the proposed new Development Plan.

The representatives of the applicant have now applied to the Baltimore City Council for approval of the replacement Planned Unit Development, which is intended to satisfy the requirements of Title 13 of the Baltimore City Zoning Code.

Section 1. Be it ordained by the Mayor and City Council of Baltimore, That Ordinance 72-38 is repealed.

Section 2. 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 Developer, as attached to

and made part of this Ordinance, including Sheet 1, “Existing Conditions Plan”, dated July 14, 2020; Sheet 2, “PUD Master Plan”, dated July 14, 2020; and Sheet 3, “Landscape Concept Plan”, dated July 14, 2020.

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 the Planning Department may determine what constitutes minor or major modifications to the Plan in accordance with the Baltimore City Zoning Code.

Section 5. 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 6. And be it further ordained, That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.