



# City of Baltimore

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

## Legislation Text

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**File #:** 12-0122, **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 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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