

**CITY OF BALTIMORE
COUNCIL BILL 05-0264
(First Reader)**

Introduced by: Councilmember Welch
At the request of: Nanticoke Investment Company, LLC
Address: c/o Stanley S. Fine, Esquire, 25 South Charles Street, Suite 2115, Baltimore,
Maryland 21201
Telephone: 410-727-6600
Introduced and read first time: October 17, 2005
Assigned to: Urban Affairs Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Department of Public Works, Baltimore City Parking Authority, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Washington Village –**
3 **Amendment _**

4 FOR the purpose of amending the Urban Renewal Plan for Washington Village to revise the land
5 use classification of certain properties and to revise certain exhibits to reflect the changes in
6 the Plan; waiving certain content and procedural requirements; making the provisions of this
7 Ordinance severable; providing for the application of this Ordinance in conjunction with
8 certain other ordinances; and providing for a special effective date.

9 BY authority of
10 Article 13 - Housing and Urban Renewal
11 Section 2-6
12 Baltimore City Code
13 (Edition 2000)

14 **Recitals**

15 The Urban Renewal Plan for Washington Village was originally approved by the Mayor and
16 City Council of Baltimore by Ordinance 79-1128 and last amended by Ordinance 04-833.

17 An amendment to the Urban Renewal Plan for Washington Village is necessary to revise the
18 land use classification of certain properties and revise certain exhibits to reflect the changes in
19 the Plan.

20 Under Article 13, § 2-6 of the Baltimore City Code, no substantial change may be made in
21 any approved renewal plan unless the change is approved in the same manner as that required for
22 the approval of a renewal plan.

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

1 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
2 following changes in the Urban Renewal Plan for Washington Village are approved:

3 (1) Amend Exhibit 1, Land Use Plan, to reflect the change in land use, under separate
4 Ordinance, for the properties known as 1240 Nanticoke Street and Tax Block 790,
5 Lot 55.

6 (2) Amend Exhibit 4, Zoning Districts, to reflect the change in zoning district
7 classification, under separate Ordinance, for the properties known as 1240 Nanticoke
8 Street and Tax Block 790, Lot 55.

9
10 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Washington
11 Village, as amended by this Ordinance and identified as “Urban Renewal Plan, Washington
12 Village, revised to include Amendment __, dated October 17, 2005”, is approved. The
13 Department of Planning shall file a copy of the amended Urban Renewal Plan with the
14 Department of Legislative Reference as a permanent public record, available for public
15 inspection and information.

16 **SECTION 3. AND BE IT FURTHER ORDAINED,** That if the amended Urban Renewal Plan
17 approved by this Ordinance in any way fails to meet the statutory requirements for the content of
18 a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal
19 plan, those requirements are waived and the amended Urban Renewal Plan approved by this
20 Ordinance is exempted from them.

21 **SECTION 4. AND BE IT FURTHER ORDAINED,** That if any provision of this Ordinance or the
22 application of this Ordinance to any person or circumstance is held invalid for any reason, the
23 invalidity does not affect any other provision or any other application of this Ordinance, and for
24 this purpose the provisions of this Ordinance are declared severable.

25 **SECTION 5. AND BE IT FURTHER ORDAINED,** That if a provision of this Ordinance concerns
26 the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or
27 safety law or regulation, the applicable provisions shall be construed to give effect to each.
28 However, if the provisions are found to be in irreconcilable conflict, the one that establishes the
29 higher standard for the protection of the public health and safety prevails. If a provision of this
30 Ordinance is found to be in conflict with an existing provision of any other law or regulation that
31 establishes a lower standard for the protection of the public health and safety, the provision of
32 this Ordinance prevails and the other conflicting provision is repealed to the extent of the
33 conflict.

34 **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it
35 is enacted.