

**CITY OF BALTIMORE
COUNCIL BILL 08-0016
(First Reader)**

Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development/
Baltimore Development Corporation)
Introduced and read first time: January 28, 2008
Assigned to: Urban Affairs and Aging 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 Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Middle East –**
3 **Amendment _**

4 FOR the purpose of amending the Urban Renewal Plan for Middle East to amend Appendix C by
5 adding to the list additional properties for acquisition and disposition and revising certain
6 exhibits to reflect the change in the Plan; waiving certain content and procedural
7 requirements; making the provisions of this Ordinance severable; providing for the
8 application of this Ordinance in conjunction with certain other ordinances; and providing for
9 a special effective date.

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

15 **Recitals**

16 The Urban Renewal Plan for Middle East was originally approved by the Mayor and City
17 Council of Baltimore by Ordinance 79-1202 and last amended by Ordinance 05-124.

18 An amendment to the Urban Renewal Plan for Middle East is necessary to amend Appendix
19 C by adding to the list additional properties for acquisition and disposition and to revise certain
20 exhibits to reflect the change in the Plan.

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

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

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

(1) In the Plan, amend Appendix C to read as follows:

Appendix C

Properties for Acquisition and Disposition

For Rehabilitation or Redevelopment

In addition to those groups of properties to be acquired and disposed of for redevelopment (designated with Disposition Lot numbers on Exhibit 3 and in Appendix A), the following properties are also being acquired and disposed of for rehabilitation or redevelopment. Certain properties listed below may be used, in whole or in part, as rear or side yard space for adjacent property. The acquisition of properties adjacent to or abutting streets and alleys being closed will also include all rights, title and interest or any private rights of use in and to the adjacent streets, rights of way or alleys.

1723 Ashland Avenue
1729 Ashland Avenue
1731 Ashland Avenue
1733 Ashland Avenue
1735 Ashland Avenue
1743 Ashland Avenue
1745 Ashland Avenue
1747 Ashland Avenue
1749 Ashland Avenue

1027 N. Broadway
1033 N. Broadway
1041 N. Broadway

707 N. CHESTER STREET (IS ALSO KNOWN AS 2100 E. MONUMENT STREET)
709 N. CHESTER STREET
711 N. CHESTER STREET
713 N. CHESTER STREET

1704 E. Madison Street
1728 E. Madison Street
1730 E. Madison Street
1734 E. Madison Street
1736 E. Madison Street
1740 E. Madison Street

2100 E. MONUMENT STREET
2102 E. MONUMENT STREET
2104 E. MONUMENT STREET

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1 2106 E. MONUMENT STREET
2 2108 E. MONUMENT STREET
3 2110 E. MONUMENT STREET

4 803 McDonogh Street
5 810 McDonogh Street
6 812 McDonogh Street

7 (2) Revise Exhibit 1, “Land Use Plan”, Exhibit 2, “Property Acquisition”, Exhibit 3,
8 Property Disposition”, and Exhibit 4, “Zoning Districts” to reflect the changes in the
9 Plan.

10 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Urban Renewal Plan for Middle East,
11 as amended by this Ordinance and identified as “Urban Renewal Plan, Middle East, revised to
12 include Amendment __, dated January 28, 2008”, is approved. The Department of Planning shall
13 file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as
14 a permanent public record, available for public inspection and information.

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

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

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

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