

**CITY OF BALTIMORE  
COUNCIL BILL 11-0745  
(First Reader)**

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Introduced by: Councilmembers Stokes, Branch  
At the request of: Calhoun-Laurens, Inc.  
Address: c/o Jonathan Melnick, 912 East 25<sup>th</sup> Street, Baltimore, Maryland 21218  
Telephone: 410-366-5555

Introduced and read first time: July 18, 2011  
Assigned to: Urban Affairs and Aging Committee

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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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – East Baltimore Midway –**  
3 **Amendment \_**

4 FOR the purpose of amending the Urban Renewal Plan for East Baltimore Midway to revise  
5 Exhibits 1 and 4 to reflect the change in zoning, upon approval by separate ordinance, for  
6 2315-2317 Cecil Avenue; waiving certain content and procedural requirements; making the  
7 provisions of this Ordinance severable; providing for the application of this Ordinance in  
8 conjunction with 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 East Baltimore Midway was originally approved by the Mayor  
16 and City Council of Baltimore by Ordinance 79-1076 and last amended by Ordinance 94-334.

17 An amendment to the Urban Renewal Plan for East Baltimore Midway is necessary to revise  
18 Exhibits 1 and 4 to reflect the change in zoning, upon approval by separate ordinance, for 2315-  
19 2317 Cecil Avenue.

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

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

**Council Bill 11-0745**

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 East Baltimore Midway are approved:

3           (1) Upon approval of rezoning by separate ordinance, for the property known as 2315-  
4           2317 Cecil Avenue, revise Exhibit 1, “Land Use Plan”, to reflect the change in  
5           zoning from Industrial to Community Commercial.

6           (2) Upon approval of rezoning by separate ordinance, revise Exhibit 4, “Zoning  
7           Districts”, to reflect the change in zoning for the property known as 2315-2317 Cecil  
8           Avenue, from the M-1-2 Zoning District to the B-3-2 Zoning District.

9       **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for East  
10 Baltimore Midway, as amended by this Ordinance and identified as “Urban Renewal Plan, East  
11 Baltimore Midway, revised to include Amendment \_\_, dated July 18, 2011”, is approved. The  
12 Department of Planning shall file a copy of the amended Urban Renewal Plan with the  
13 Department of Legislative Reference as a permanent public record, available for public  
14 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.