

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 12-0098

Introduced by: The Council President
At the request of: The Administration (Baltimore Development Corporation)
Introduced and read first time: June 11, 2012
Assigned to: Urban Affairs and Aging Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: January 28, 2013

AN ORDINANCE CONCERNING

**Urban Renewal – Inner Harbor Project I –
Amendment 18**

1
2
3 FOR the purpose of amending the Urban Renewal Plan for Inner Harbor Project I to add a new
4 general land use category to the Land Use Provisions in the Plan, to change the land use
5 category for certain Development Areas in the Renewal Plan, and to revise a certain exhibit
6 to the Plan to reflect these changes; waiving certain content and procedural requirements;
7 making the provisions of this Ordinance severable; providing for the application of this
8 Ordinance in conjunction with certain other ordinances; and providing for a special effective
9 date.

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

Recitals

16 The Urban Renewal Plan for Inner Harbor Project I was originally approved by the Mayor
17 and City Council of Baltimore by Ordinance 67-1045 and last amended by Ordinance 01-134.

18 An amendment to the Urban Renewal Plan for Inner Harbor Project I is necessary to add a
19 new general land use category to the Land Use Provisions in the Plan, to change the land use
20 category for certain Development Areas in the Renewal Plan, and to revise a certain exhibit to
21 the Plan to reflect these changes.

22 This proposed amendment to the Renewal Plan for Inner Harbor Project I has been approved
23 by the Director of the Department of Planning for conformity to the Master Plan, for the detailed

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

Council Bill 12-0098

1 location of any public improvements proposed in the amended Urban Renewal Plan, and for
2 conformity to existing and proposed zoning classifications. The proposed amendment has also
3 been approved and recommended to the Mayor and City Council of Baltimore by the
4 Commissioner of the Department of Housing and Community Development.

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

8 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
9 following changes in the Urban Renewal Plan for Inner Harbor Project I are approved:

10 (1) In the Plan, in IV.B.2., add new general use category f. to the Plan to read as follows:

11 IV. Land Uses

12 B. Land Use Provisions

13 2. Definition of General Uses: The General Uses in this Renewal Plan shall
14 be the following:

15

16 F. COMMERCIAL/PUBLIC: THE CATEGORY DEFINED AS
17 “COMMERCIAL/PUBLIC” CONSISTS OF THOSE USES SPECIFIED IN
18 SECTIONS IV.B.2.A. AND E. OF THE PLAN.

19 (2) In the Plan, in V.P., amend Development Areas 2, 3, 6, 7, 8, and 24 to read as
20 follows:

21 V. Standards and Controls

22 P. Development Area Controls:

23

24 Development Area 2

25 a. General Use: COMMERCIAL/PUBLIC [Public]

26

27 Development Area 3

28 a. General Use: COMMERCIAL/PUBLIC [Public]

29

30 Development Area 6

31 a. General Use: COMMERCIAL/PUBLIC [Public]

32

Council Bill 12-0098

1 Development Area 7

- 2 a. General Use: COMMERCIAL/PUBLIC [Public]
3

4 Development Area 8

- 5 a. General Use: COMMERCIAL/PUBLIC [Public]
6

7 Development Area 24

- 8 a. General Use: COMMERCIAL/PUBLIC [Public]
9

10 (3) In the Plan, revise Exhibit B, “Land Use”, to reflect the changes in the Plan.

11 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Inner Harbor
12 Project I, as amended by this Ordinance and identified as “Urban Renewal Plan, Inner Harbor
13 Project I, revised to include Amendment 18, dated June 11, 2012”, is approved. The Department
14 of Planning shall file a copy of the amended Urban Renewal Plan with the Department of
15 Legislative Reference as a permanent public record, available for public inspection and
16 information.

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

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

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

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

Council Bill 12-0098

Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City