

**CITY OF BALTIMORE
COUNCIL BILL 07-0769
(First Reader)**

Introduced by: Councilmember Welch

At the request of: New City Partners, LLC

Address: c/o Jon Laria, Esquire, 300 East Lombard Street, 18th Floor, Baltimore, Maryland
21202

Telephone: 410-528-5506

Introduced and read first time: August 13, 2007

Assigned to: Urban Affairs and Aging Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

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

4 FOR the purpose of amending the Urban Renewal Plan for the Washington Village Urban
5 Renewal Area to amend Exhibits 1 and 4 to reflect the change in zoning, upon approval by
6 separate ordinance, for a portion of 1100 James Street; waiving certain content and
7 procedural requirements; making the provisions of this Ordinance severable; providing for
8 the application of this Ordinance in conjunction with certain other ordinances; and providing
9 for 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 the Washington Village Urban Renewal Area was originally
17 approved by the Mayor and City Council of Baltimore by Ordinance 79-1128 and last amended
18 by Ordinance 06-199.

19 An amendment to the Urban Renewal Plan for the Washington Village Urban Renewal Area
20 is necessary to amend Exhibits 1 and 4 of the Urban Renewal Plan, to reflect the change in
21 zoning for a portion of 1100 James Street, upon approval by separate ordinance.

22 Under Article 13, § 2-6 of the Baltimore City Code, no substantial change may be made in
23 any approved renewal plan unless the change is approved in the same manner as that required for
24 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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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 the Washington Village Urban Renewal Area
3 are approved:

4 (1) Upon approval of rezoning by separate ordinance, for a portion of the property known
5 as 1100 James Street, amend Exhibit 1, “Land Use Plan”, to reflect the change in
6 zoning from Institutional to Residential.

7 (2) Upon approval of rezoning by separate ordinance, amend Exhibit 4, “Zoning
8 Districts”, to reflect the change of zoning for a portion of the property known as 1100
9 James Street, from the B-2-2 Zoning District to the R-8 Zoning District.

10 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for the
11 Washington Village Urban Renewal Area, as amended by this Ordinance and identified as
12 “Urban Renewal Plan, Washington Village Urban Renewal Area, revised to include Amendment
13 __, dated August 13, 2007”, is approved. The Department of Planning shall file a copy of the
14 amended Urban Renewal Plan with the Department of Legislative Reference as a permanent
15 public record, available for public 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.