

**CITY OF BALTIMORE  
COUNCIL BILL 12-0099  
(First Reader)**

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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

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Public Works, Department of Housing and Community Development, 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 – Inner Harbor West –**  
3 **Amendment \_**

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

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

16 **Recitals**

17 The Urban Renewal Plan for Inner Harbor West was originally approved by the Mayor and  
18 City Council of Baltimore by Ordinance 71-1007 and last amended by Ordinance 05-132.

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

23 This proposed amendment to the Renewal Plan for Inner Harbor West has been approved by  
24 the Director of the Department of Planning for conformity to the Master Plan, for the detailed  
25 location of any public improvements proposed in the amended Urban Renewal Plan, and for  
26 conformity to existing and proposed zoning classifications. The proposed amendment has also

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

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1 been approved and recommended to the Mayor and City Council of Baltimore by the  
2 Commissioner of the Department of Housing and Community Development.

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

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

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

9 IV. Land Uses

10 B. Land Use Provisions

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

13 . . . .

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

17 (2) In the Plan, in V.O., after the second paragraph, amend the list of Development Areas  
18 and a. to read as follows:

19 V. Standards and Controls

20 O. Development Area Controls:

21 . . . .

22 Development Areas 1B, 2B, 3B, [3D,] 4B, 5B[, 8B, 9B, 10A]

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

24 (3) In the Plan, revise Exhibit B, “Development Areas”, and Exhibit C, “Land Use”, to  
25 reflect the changes in the Plan.

26 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Inner Harbor  
27 West, as amended by this Ordinance and identified as “Urban Renewal Plan, Inner Harbor West,  
28 revised to include Amendment \_\_, dated June 11, 2012”, is approved. The Department of  
29 Planning shall file a copy of the amended Urban Renewal Plan with the Department of  
30 Legislative Reference as a permanent public record, available for public inspection and  
31 information.

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

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

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

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