

**CITY OF BALTIMORE  
COUNCIL BILL 06-0508  
(First Reader)**

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Introduced by: Councilmembers Rawlings Blake, Spector

At the request of: Stone Mansion, LLC

Address: c/o Azola and Associates, Inc., 1414 Key Highway, Baltimore, Maryland 21230

Telephone: 443-829-6942

Introduced and read first time: August 14, 2006

Assigned to: Urban Affairs Committee

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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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Coldspring Neighborhood Development Program –**  
3 **Amendment \_\_**

4 FOR the purpose of amending the Urban Renewal Plan for Coldspring Neighborhood  
5 Development Program to provide that the provisions of the Cylburn Hills Planned Unit  
6 Development supercede the provisions of the Urban Renewal Plan; waiving certain content  
7 and procedural requirements; making the provisions of this Ordinance severable; providing  
8 for the application of this Ordinance in conjunction with certain other ordinances; and  
9 providing 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)

**Recitals**

16 The Urban Renewal Plan for Coldspring Neighborhood Development Program Urban  
17 Renewal Area was originally approved by the Mayor and City Council of Baltimore by  
18 Ordinance 73-242 and last amended by Ordinance 97-175.

19 An amendment to the Urban Renewal Plan for Coldspring Neighborhood Development  
20 Program Urban Renewal Area is necessary to provide that the provisions of the Cylburn Hills  
21 Planned Unit Development supercede the provisions of the Urban Renewal Plan.

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.

**Council Bill 06-0508**

1       **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
2 following change in the Urban Renewal Plan for Coldspring Neighborhood Development  
3 Program Urban Renewal Area is approved:

4               In the Plan, after C.2., add a new paragraph to read as follows:

5               C. General Land Use Plan

6               2. Description of Predominant Land Uses

7                       TO THE EXTENT THERE EXISTS ANY CONFLICT BETWEEN THE PROVISIONS OF  
8 THIS RENEWAL PLAN AND THE STANDARDS AND CONTROLS OF ANY PLANNED  
9 UNIT DEVELOPMENT LEGISLATION APPROVED BY THE MAYOR AND CITY  
10 COUNCIL FOR THE COLDSRING NEIGHBORHOOD DEVELOPMENT PROGRAM  
11 URBAN RENEWAL AREA, THE STANDARDS AND CONTROLS OF THE PLANNED  
12 UNIT DEVELOPMENT CONTROL.

13       **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Coldspring  
14 Neighborhood Development Program Urban Renewal Area, as amended by this Ordinance and  
15 identified as “Urban Renewal Plan, Coldspring Neighborhood Development Program Urban  
16 Renewal Area, revised to include Amendment \_\_, dated August 14, 2006”, is approved. The  
17 Department of Planning shall file a copy of the amended Urban Renewal Plan with the  
18 Department of Legislative Reference as a permanent public record, available for public  
19 inspection and information.

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

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

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

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