

**CITY OF BALTIMORE
COUNCIL BILL 12-0144
(First Reader)**

Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)
Introduced and read first time: September 24, 2012
Assigned to: Urban Affairs and Aging Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Carroll Camden –**
3 **Amendment _**

4 FOR the purpose of amending the Urban Renewal Plan for Carroll Camden to revise the specific
5 disposition lot controls for those disposition lots identified on Exhibit 2 of the Plan, to repeal
6 a requirement that an easement be provided for the Gwynns Falls Trail in Disposition Lots 1
7 and 2, and to amend Appendix A to provide that the design and rehabilitation standards are
8 applicable to all new construction; waiving certain content and procedural requirements;
9 making the provisions of this Ordinance severable; providing for the application of this
10 Ordinance in conjunction with certain other ordinances; and providing for a special effective
11 date.

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

17 **Recitals**

18 The Urban Renewal Plan for Carroll Camden was originally approved by the Mayor and City
19 Council of Baltimore by Ordinance 02-296 and last amended by Ordinance 09-253.

20 An amendment to the Urban Renewal Plan for Carroll Camden is necessary to revise the
21 specific disposition lot controls for those disposition lots identified on Exhibit 2 of the Plan, to
22 repeal a requirement that an easement be provided for the Gwynns Falls Trail in Disposition Lots
23 1 and 2, and to amend Appendix A to provide that the design and rehabilitation standards are
24 applicable to all new construction.

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

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

4 This proposed amendment to the Renewal Plan for Carroll Camden has been approved by the
5 Director of the Department of Planning for conformity to the Master Plan, for the detailed
6 location of any public improvements proposed in the amended Urban Renewal Plan, and for
7 conformity to existing and proposed zoning classifications. The proposed amendment also has
8 been approved and recommended to the Mayor and City Council of Baltimore by the
9 Commissioner of the Department of Housing and Community Development.

10 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
11 following changes in the Urban Renewal Plan for Carroll Camden are approved:

- 12 (1) In E.6. of the Plan, delete the existing Disposition Lot Table and substitute a new
13 Disposition Lot Table to read as follows:

DISPOSITION	ALLOWABLE		EXISTING
<u>LOT</u>	<u>LAND USE</u>	<u>PROPOSED DEVELOPMENT</u>	<u>ZONING</u>
16 1	17 GENERAL 18 INDUSTRIAL B	REDEVELOPMENT FOR INDUSTRIAL, ANCILLARY OFFICE, RETAIL, PARKING AND/OR PUBLIC/ OPEN SPACE USE	M-2-3
19 2	20 COMMUNITY 21 BUSINESS	REDEVELOPMENT FOR VIDEO LOTTERY FACILITY, HOTEL, RETAIL, OFFICE, AND/OR PARKING	B-2-3
22 4	23 COMMUNITY 24 BUSINESS	REDEVELOPMENT FOR VIDEO LOTTERY FACILITY, ANCILLARY RETAIL, OFFICE, AND/OR PARKING	B-2-3
25 5	26 GENERAL INDUSTRIAL B	REDEVELOPMENT FOR INDUSTRIAL AND ANCILLARY RETAIL	M-2-3
27 6	28 GENERAL INDUSTRIAL B	REDEVELOPMENT FOR INDUSTRIAL USE	M-2-3
29 7	30 COMMUNITY BUSINESS	REDEVELOPMENT FOR A PASSENGER BUS TERMINAL	B-2-3
31 8	32 GENERAL INDUSTRIAL B	REDEVELOPMENT FOR INDUSTRIAL, ANCILLARY RETAIL AND/OR PARKING	M-2-3

- 33 (2) Delete E.7 of the Plan, and renumber E. 8. and 9., respectively, to be E. 7. and 8.,
34 respectively.

- 35 (3) In Appendix A of the Plan, amend the first paragraph to read as follows:

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1 Over and above the codes and ordinances of the City of Baltimore, the following
2 standards, Appendix A of the Urban Renewal Plan, are applied to all [non-
3 residential properties] NEW CONSTRUCTION within the Project Area[, whether
4 occupied or vacant].

5 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Carroll
6 Camden, as amended by this Ordinance and identified as “Urban Renewal Plan, Carroll Camden,
7 revised to include Amendment __, dated September 24, 2012”, is approved. The Department of
8 Planning shall file a copy of the amended Urban Renewal Plan with the Department of
9 Legislative Reference as a permanent public record, available for public inspection and
10 information.

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

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

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

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