

**CITY OF BALTIMORE
COUNCIL BILL 16-0725
(First Reader)**

Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)
Introduced and read first time: August 15, 2016
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, Commission for Historical and Architectural Preservation, Baltimore Development Corporation, 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 change the
5 allowable land use and proposed development for an existing disposition lot, to add a new
6 disposition lot to the Plan, and to revise certain exhibits to reflect these changes in the Plan;
7 waiving certain content and procedural requirements; making the provisions of this
8 Ordinance severable; providing for the application of this Ordinance in conjunction with
9 certain other ordinances; and 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)

15 **Recitals**

16 The Urban Renewal Plan for Carroll Camden was originally approved by the Mayor and City
17 Council of Baltimore by Ordinance 02-296 and last amended by Ordinance 12-83.

18 An amendment to the Urban Renewal Plan for Carroll Camden is necessary to change the
19 allowable land use and proposed development for an existing disposition lot, to add a new
20 disposition lot to the Plan, and to revise certain exhibits to reflect these changes in the Plan.

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

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

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

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(1) In the Plan, amend E.6. to change to change the allowable land use and proposed development for Disposition Lot 1 and to add new Disposition Lot 9, to read as follows:

E. Techniques Used to Achieve Plan Objectives

6. Specific Disposition Lot Controls

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Disposition Lot	Allowable Land Use	Proposed Development	Proposed Zoning
1	[General Industrial B] COMMUNITY COMMERCIAL	[Redevelopment for industrial ancillary office, retail, parking, and/or public/open space use] REDEVELOPMENT FOR RETAIL, PARKING, AND/OR OUTDOOR RECREATIONAL FACILITY USE	M-2-3
9	COMMUNITY COMMERCIAL	REDEVELOPMENT FOR RETAIL, PARKING, AND/OR OUTDOOR RECREATIONAL FACILITY USE	M-2-3

(2) In the Plan, revise Exhibit 2, “Land Disposition”, to add new Disposition Lot 9 at 301 Stockholm Street, which shall include its adjacent riparian area.

(3) In the Plan, revise Exhibit 3, “Land Use Plan”, to change 1411 Warner Street and 301 Stockholm Street and its adjacent riparian area from General Industrial B to Community Commercial.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for Carroll Camden, as amended by this Ordinance and identified as “Urban Renewal Plan, Carroll Camden, revised to include Amendment __, dated August 15, 2016”, is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a permanent public record, available for public inspection and information.

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

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

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

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