

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 07-0769

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
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: October 15, 2007

AN ORDINANCE CONCERNING

**Urban Renewal – Washington Village Urban Renewal Area –
Amendment 6**

FOR the purpose of amending the Urban Renewal Plan for the Washington Village Urban
Renewal Area to amend Exhibits 1 and 4 to reflect the change in zoning, upon approval by
separate ~~ordinance~~ ordinances, for a portion of 1100 James Street and for 1425 Ostend
Street; waiving certain content and procedural requirements; making the provisions of this
Ordinance severable; providing for the application of this Ordinance in conjunction with
certain other ordinances; and providing for a special effective date.

By authority of
Article 13 - Housing and Urban Renewal
Section 2-6
Baltimore City Code
(Edition 2000)

Recitals

The Urban Renewal Plan for the Washington Village Urban Renewal Area was originally
approved by the Mayor and City Council of Baltimore by Ordinance 79-1128 and last amended
by Ordinance 06-199.

An amendment to the Urban Renewal Plan for the Washington Village Urban Renewal Area
is necessary to amend Exhibits 1 and 4 of the Urban Renewal Plan, to reflect the change in
zoning for a portion of 1100 James Street and for 1425 Ostend Street, upon approval by separate
~~ordinance~~ ordinances.

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

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

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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 (3) Upon approval of rezoning by separate ordinance, for the property known as 1425
11 Ostend Street, amend Exhibit 1, “Land Use Plan”, to reflect the change in zoning
12 from Industrial to Residential.

13 (4) Upon approval of rezoning by separate ordinance, amend Exhibit 4, “Zoning
14 Districts”, to reflect the change of zoning for the property known as 1425 Ostend
15 Street, from the M-2-2 Zoning District to the R-8 Zoning District.

16 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for the
17 Washington Village Urban Renewal Area, as amended by this Ordinance and identified as
18 “Urban Renewal Plan, Washington Village Urban Renewal Area, revised to include Amendment
19 6, dated August 13, 2007”, is approved. The Department of Planning shall file a copy of the
20 amended Urban Renewal Plan with the Department of Legislative Reference as a permanent
21 public record, available for public inspection and information.

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

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

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

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

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Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City