

**CITY OF BALTIMORE
COUNCIL BILL 12-0098
(First Reader)**

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

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 – Inner Harbor Project I –**
3 **Amendment _**

4 FOR the purpose of amending the Urban Renewal Plan for Inner Harbor Project I to add a new
5 general land use category to the Land Use Provisions in the Plan, to change the land use
6 category for certain Development Areas in the Renewal Plan, and to revise a certain exhibit
7 to the Plan to reflect these changes; waiving certain content and procedural requirements;
8 making the provisions of this Ordinance severable; providing for the application of this
9 Ordinance in conjunction with certain other ordinances; and providing for a special effective
10 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 Project I was originally approved by the Mayor
18 and City Council of Baltimore by Ordinance 67-1045 and last amended by Ordinance 01-134.

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

23 This proposed amendment to the Renewal Plan for Inner Harbor Project I has been approved
24 by 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 Project I are approved:

8 (1) In the Plan, in IV.B.2., add new general use category f. 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 F. COMMERCIAL/PUBLIC: THE CATEGORY DEFINED AS
15 “COMMERCIAL/PUBLIC” CONSISTS OF THOSE USES SPECIFIED IN
16 SECTIONS IV.B.2.A. AND E. OF THE PLAN.

17 (2) In the Plan, in V.P., amend Development Areas 2, 3, 6, 7, 8, and 24 to read as
18 follows:

19 V. Standards and Controls

20 P. Development Area Controls:

21

22 Development Area 2

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

24

25 Development Area 3

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

27

28 Development Area 6

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

30

31 Development Area 7

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

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1

2 Development Area 8

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

4

5 Development Area 24

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

7

8 (3) In the Plan, revise Exhibit B, “Land Use”, to reflect the changes in the Plan.

9 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Urban Renewal Plan for Inner Harbor
10 Project I, as amended by this Ordinance and identified as “Urban Renewal Plan, Inner Harbor
11 Project I, revised to include Amendment __, dated June 11, 2012”, is approved. The Department
12 of Planning shall file a copy of the amended Urban Renewal Plan with the Department of
13 Legislative Reference as a permanent public record, available for public inspection and
14 information.

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

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

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

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