

**CITY OF BALTIMORE
COUNCIL BILL 16-0710
(First Reader)**

Introduced by: Councilmember Mosby

At the request of: Enterprise Homes, Inc.

Address: c/o Ned Howe, Enterprise Homes, Inc., 70 Corporate Center, 11000 Broken Land
Parkway, Suite 700, Columbia, Maryland 21044

Telephone: 410-230-2117

Introduced and read first time: July 18, 2016

Assigned to: Urban Affairs and Aging Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Department, Department of
Housing and Community Development, Department of Public Works, Commission for Historical
and Architectural Preservation, Baltimore Development Corporation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Mondawmin Transit Station –**
3 **Amendment _**

4 FOR the purpose of amending the Urban Renewal Plan for Mondawmin Transit Station to correct
5 Exhibit 1, “Land Use Plan”, to conform the land use designation of the property known as
6 2700 Reisterstown Road to the property’s existing zoning district classification; waiving
7 certain content and procedural requirements; making the provisions of this Ordinance
8 severable; providing for the application of this Ordinance in conjunction with certain other
9 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 Mondawmin Transit Station was originally approved by the
17 Mayor and City Council of Baltimore by Ordinance 79-1026.

18 An amendment to the Urban Renewal Plan for Mondawmin Transit Station is necessary to
19 amend Exhibit 1, “Land Use Plan”, to correct the land use designation of the property known as
20 2700 Reisterstown Road to conform to the property’s existing zoning district classification.

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.

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

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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 Mondawmin Transit Station is approved:

- 3 (1) The land use designation of the property known as 2700 Reisterstown Road, as shown
4 on Exhibit 1, “Land Use Plan”, is changed from Public to Community Business to
5 reflect the existing B-2-2 zoning district classification of the property.

6 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Urban Renewal Plan for Mondawmin
7 Transit Station, as amended by this Ordinance and identified as “Urban Renewal Plan,
8 Mondawmin Transit Station, revised to include Amendment __, dated July 18, 2016”, is approved.
9 The Department of Planning shall file a copy of the amended Urban Renewal Plan with the
10 Department of Legislative Reference as a permanent public record, available for public
11 inspection and information.

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

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

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

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