

**CITY OF BALTIMORE
COUNCIL BILL 13-0218
(First Reader)**

Introduced by: Councilmember Cole

At the request of: South Charles Holdings, LLC

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Introduced and read first time: April 22, 2013

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 change the
5 land use category for a portion of a certain Development Area in the Renewal Plan and to
6 revise a certain exhibit to the Plan to reflect this change; waiving certain content and
7 procedural requirements; making the provisions of this Ordinance severable; providing for
8 the application of this Ordinance in conjunction with certain other ordinances; and providing
9 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 Inner Harbor Project I was originally approved by the Mayor
17 and City Council of Baltimore by Ordinance 67-1045 and last amended by Ordinance 13-91.

18 An amendment to the Urban Renewal Plan for Inner Harbor Project I is necessary to change
19 the land use category for a portion of a certain Development Area in the Renewal Plan and to
20 revise a certain exhibit to the Plan to reflect this change.

21 The proposed amendment for the Renewal Plan for Inner Harbor Project I has been approved
22 by the Director of the Department of Planning for conformity to the Master Plan, for the detailed
23 location of any public improvements proposed in the amended Urban Renewal Plan, and for

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

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1 conformity to existing and proposed zoning classifications. This proposed amendment has also
2 been approved and recommended to the Mayor and City Council of Baltimore by the
3 Commissioner of the Department of Housing and Community Development and the Baltimore
4 Development Corporation.

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

8 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
9 following changes in the Urban Renewal Plan for Inner Harbor Project I are approved:

10 (1) In the Plan, in V.P., amend Development Area 18 as follows:

11 V. Standards and Controls

12 P. Development Area Controls:

13
14 Development Area 18

15 a. General Use: COMMERCIAL-RESIDENTIAL (FOR BLOCK 0887, LOTS 1
16 AND 3 ONLY) AND Semi-Public (BALANCE OF
17 DEVELOPMENT AREA)
18

19 (2) Revise Exhibit C, “Land Use”, of the Plan to reflect the change in the Plan.
20

21 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Inner Harbor
22 Project I, as amended by this Ordinance and identified as “Urban Renewal Plan, Inner Harbor
23 Project I, revised to include Amendment __, dated April 15, 2013”, is approved. The Department
24 of Planning shall file a copy of the amended Urban Renewal Plan with the Department of
25 Legislative Reference as a permanent public record, available for public inspection and
26 information.

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

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

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

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1 Ordinance is found to be in conflict with an existing provision of any other law or regulation that
2 establishes a lower standard for the protection of the public health and safety, the provision of
3 this Ordinance prevails and the other conflicting provision is repealed to the extent of the
4 conflict.

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