

CITY OF BALTIMORE
COUNCIL BILL 15-0497
(First Reader)

Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)
Introduced and read first time: March 23, 2015
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 Recreation and Parks, Baltimore City Parking Authority Board, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 style="text-align:center">**Urban Renewal – Jonestown –**
3 style="text-align:center">**Amendment _**

4 FOR the purpose of amending the Urban Renewal Plan for Jonestown to add a new disposition lot
5 to the Renewal Plan, to revise Exhibit 1 to reflect a land use change in a portion of the new
6 disposition lot, and to revise Exhibit 3 to reflect the addition of the new disposition lot;
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 style="text-align:center">**Recitals**

16 The Urban Renewal Plan for Jonestown was originally approved by the Mayor and City
17 Council of Baltimore by Ordinance 78-939 and last amended by Ordinance 14-257.

18 An amendment to the Urban Renewal Plan for Jonestown is necessary to add a new
19 disposition lot to the Renewal Plan, to revise Exhibit 1 to reflect a land use change in a portion of
20 the new disposition lot, and to revise Exhibit 3 to reflect the addition of the new disposition lot.

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 changes in the Urban Renewal Plan for Jonestown are approved:

3 1. In the Plan, amend B.2.a.(4) to add new subsection (g) to read as follows:

4 B. Land Use Plan

5 2. Regulations, Controls and Restrictions

6 a. Provisions Applicable to All Land and Property to be Acquired

7 (4) Commercial Development

8 (G) DISPOSITION LOT 60 - THE USE OF THIS LOT SHALL BE COMMUNITY
9 COMMERCIAL, AS SET FORTH IN SECTION B.1.E. OF THIS PLAN.

10 THE BUILDING HEIGHT OF THE PROPERTY KNOWN AS 1200 EAST
11 BALTIMORE STREET (DISPOSITION LOT 60) SHALL NOT EXCEED 85
12 FEET AS MEASURED FROM THE CORNER OF BALTIMORE STREET AND
13 AISQUITH STREET, INCLUDING MECHANICAL EQUIPMENT AND ALL
14 PERMITTED APPURTENANCES.

15 2. In the Plan, revise Exhibit 1, “Land Use”, to change a portion of 1200 East Baltimore
16 Street (Disposition Lot 60) from Public-Park to Community Commercial.

17 3. In the Plan, revise Exhibit 3, “Disposition”, to add new Disposition Lot 60, for the
18 southern portion of 1200 East Baltimore Street, to the list of Disposition Lots as
19 follows:

| Lot# | Land Use | Area (SqFt) |
|-------|------------|-------------|
| | | |
| 60 | COMMERCIAL | +/- 21,000 |

23 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Jonestown, as
24 amended by this Ordinance and identified as “Urban Renewal Plan, Jonestown, revised to
25 include Amendment __, dated March 23, 2015”, is approved. The Department of Planning shall
26 file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as
27 a permanent public record, available for public inspection and information.

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

33 **SECTION 4. AND BE IT FURTHER ORDAINED,** That if any provision of this Ordinance or the
34 application of this Ordinance to any person or circumstance is held invalid for any reason, the
35 invalidity does not affect any other provision or any other application of this Ordinance, and for
36 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.