



Legislation Text

File #: 12-0144, **Version:** 0

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

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INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL

Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)

A BILL ENTITLED

AN ORDINANCE concerning
Urban Renewal - Carroll Camden - Amendment _

FOR the purpose of amending the Urban Renewal Plan for Carroll Camden to revise the specific disposition lot controls for those disposition lots identified on Exhibit 2 of the Plan, to repeal a requirement that an easement be provided for the Gwynns Falls Trail in Disposition Lots 1 and 2, and to amend Appendix A to provide that the design and rehabilitation standards are applicable to all new construction; 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 Carroll Camden was originally approved by the Mayor and City Council of Baltimore by Ordinance 02-296 and last amended by Ordinance 09-253.

An amendment to the Urban Renewal Plan for Carroll Camden is necessary to revise the specific disposition lot controls for those disposition lots identified on Exhibit 2 of the Plan, to repeal a requirement that an easement be provided for the Gwynns Falls Trail in Disposition Lots 1 and 2, and to amend Appendix A to provide that the design and rehabilitation standards are applicable to all new construction.

Under Article 13, § 2-6 of the Baltimore City Code, no 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.

This proposed amendment to the Renewal Plan for Carroll Camden has been approved by the Director of the Department of Planning for conformity to the Master Plan, for the detailed location of any public improvements proposed in the amended Urban Renewal Plan, and for conformity to existing and proposed zoning classifications. The proposed amendment also has been approved and recommended to the Mayor and City Council of Baltimore by the Commissioner of the Department of Housing and Community Development.

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the following changes in the Urban Renewal Plan for Carroll Camden are approved:

(1) In E.6. of the Plan, delete the existing Disposition Lot Table and substitute a new Disposition Lot Table to read as follows:

DISPOSITION	ALLOWABLE EXISTING	PROPOSED DEVELOPMENT	ZONING
1 INDUSTRIAL B	GENERAL OFFICE, RETAIL, PARKING AND/OR PUBLIC/ OPEN SPACE USE	REDEVELOPMENT FOR INDUSTRIAL, ANCILLARY	M-2-3
2 BUSINESS	COMMUNITY FACILITY, HOTEL, RETAIL, OFFICE, AND/OR PARKING	REDEVELOPMENT FOR VIDEO LOTTERY	B-2-3
4 BUSINESS	COMMUNITY FACILITY, ANCILLARY RETAIL, OFFICE, AND/OR PARKING	REDEVELOPMENT FOR VIDEO LOTTERY	B-2-3
5 INDUSTRIAL B	GENERAL ANCILLARY RETAIL	REDEVELOPMENT FOR INDUSTRIAL AND	M-2-3
6 INDUSTRIAL B	GENERAL	REDEVELOPMENT FOR INDUSTRIAL USE	M-2-3
7 BUSINESS	COMMUNITY BUS TERMINAL	REDEVELOPMENT FOR A PASSENGER	B-2-3
8 INDUSTRIAL B	GENERAL ANCILLARY RETAIL AND/OR PARKING	REDEVELOPMENT FOR INDUSTRIAL,	M-2-3

(2) Delete E.7 of the Plan, and renumber E. 8. and 9., respectively, to be E. 7. and 8., respectively.

(3) In Appendix A of the Plan, amend the first paragraph to read as follows:

Over and above the codes and ordinances of the City of Baltimore, the following standards, Appendix A of the Urban Renewal Plan, are applied to all [non-residential properties] NEW CONSTRUCTION within the Project Area [, whether occupied or vacant].

SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for Carroll Camden, as

amended by this Ordinance and identified as “Urban Renewal Plan, Carroll Camden, revised to include Amendment __, dated September 24, 2012”, is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a permanent public record, available for public inspection and information.

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

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

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

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

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