



City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland 21202

Legislation Text

File #: 05-0224, **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 - Fells Point - Amendment** __

FOR the purpose of amending the Urban Renewal Plan for Fells Point to provide for the sale and redevelopment of the Recreation Pier at 1715 Thames Street, create a new disposition lot, amend Exhibit 1 to reflect the change in land use, upon approval by separate ordinance, for 1715 Thames Street, amend Exhibit 3 to reflect the creation of the new disposition lot, and amend Exhibit 4 to reflect the change in zoning, upon approval by separate ordinance, for 1715 Thames Street; 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 Fells Point was originally approved by the Mayor and City Council of Baltimore by Ordinance 75-999 and last amended by Ordinance 02-451.

An amendment to the Urban Renewal Plan for Fells Point is necessary to create a disposition lot to provide for the sale and redevelopment of the property known as the Recreation Pier at 1715 Thames Street, propose a land use change, propose a zoning district change, and revise exhibits and appendices to reflect the changes in the Plan.

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

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

(1) In the Plan, add B.2.b.(b)iv. to read as follows:

IV. DISPOSITION LOT 22

DISPOSITION LOT 22 IS BEING CREATED FOR THE SALE AND REDEVELOPMENT OF 1715 THAMES STREET.

THE MAYOR AND CITY COUNCIL SHALL REQUIRE THE REDEVELOPER OF DISPOSITION LOT 22 TO SUBMIT PLANS FOR A HOTEL AND RESIDENTIAL USE IN THE CONTEXT OF A HOTEL, OFFICE SPACE, RETAIL, RESTAURANT AND BAR WITH OUTDOOR SEATING, MARINA, MARITIME SERVICES, AND PARKING ON THE GROUND FLOOR COMPLEX TO THE BALTIMORE CITY DEPARTMENT OF PLANNING, HEREBY WAIVING REQUIREMENTS THAT SUCH PLANS BE SUBMITTED TO THE BMZA.

DISPOSITION LOT 22 SHALL BE LIMITED TO A HOTEL AND RESIDENTIAL USE IN THE CONTEXT OF A HOTEL, OFFICE SPACE, RETAIL, RESTAURANT AND BAR WITH OUTDOOR SEATING, MARINA, MARITIME SERVICES, AND PARKING ON THE GROUND FLOOR.

THIS PROJECT IS BEING REDEVELOPED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF THE INTERIOR'S STANDARDS FOR REHABILITATION OF HISTORIC PROPERTIES. ACCORDINGLY, DISPOSITION LOT 22 WILL BE EXEMPT FROM THE PROPERTY REHABILITATION AND DEVELOPMENT STANDARDS AS OUTLINED IN APPENDIX A OF THIS PLAN, SUBJECT TO COMPLIANCE WITH THE DEPARTMENT OF THE INTERIOR'S STANDARDS AND SUBJECT TO APPROVAL OF THE BALTIMORE CITY DEPARTMENT OF PLANNING.

DISPOSITION LOT 22 SHALL BE EXEMPT FROM THE WATERFRONT AREA CONTROLS, AS SPECIFIED IN APPENDIX C OF THIS PLAN.

DUE TO SAFETY CONFLICTS BETWEEN PEDESTRIANS AND MARITIME SERVICES, A PEDESTRIAN WALKWAY WILL BE CREATED THROUGH THE INTERIOR OF THE BUILDING TO PROVIDE PUBLIC ACCESS TO THE OPEN SPACE AT THE END OF THE PIER IN LIEU OF A PUBLIC PROMENADE AROUND THE EXTERIOR OF THE BUILDING.

DISPOSITION LOT 22 SHALL BE EXEMPT FROM THE OFF-STREET PARKING REQUIREMENTS FOR HOTELS, AS SPECIFIED IN APPENDIX A, SECTION C.9.A. OF THIS PLAN.

THE BUILDING HEIGHT WILL NOT EXCEED 40 FEET, EXCLUSIVE OF MECHANICAL OR COMMUNICATIONS EQUIPMENT.

- (2) Amend Exhibit 1, "Land Use Plan", to add the Mixed Use land use category for the property known as 1715 Thames Street so that the property may be used for both Maritime Services and Mixed Uses.
- (3) Amend Exhibit 3, "Land Disposition", to show new Disposition Lot 22.
- (4) Amend Exhibit 4, "Zoning Districts", for the property known as 1715 Thames Street, from the M-3 Zoning District to the B-2-4 Zoning District.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for Fells Point, as amended by this Ordinance and identified as "Urban Renewal Plan, Fells Point, revised to include Amendment __, dated July 11, 2005", 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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