



City of Baltimore

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

Legislation Text

File #: 06-0559, **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 - Poppleton - Amendment __

FOR the purpose of amending the Urban Renewal Plan for Poppleton to allow for certain land use changes in the Plan and to revise certain exhibits to reflect the changes in the Plan, to authorize the acquisition by purchase or by condemnation of certain properties for urban renewal purposes and to create new disposition lots, to amend certain objectives of the Plan, to amend the duration of the Plan, to clarify and conform certain references, to amend certain Appendices, and to clarify the relationships between the provisions of the Renewal Plan and any final development plans approved by the Planning Commission; 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 Poppleton was originally approved by the Mayor and City Council of Baltimore by Ordinance 75-837 and last amended by Ordinance 04-864.

An amendment to the Urban Renewal Plan for Poppleton is necessary to allow for certain land use changes in the Plan and to revise certain exhibits to reflect the changes in the Plan, to amend certain objectives of the Plan, to amend the duration of the Plan, to clarify and conform certain references, and to clarify the relationships between the provisions of the Renewal Plan and any final development plans approved by the Planning Commission.

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 Poppleton are approved:

(1) In the Plan, amend A.2.l. to read as follows:

l. To provide, through acquisition of properties for clearance and redevelopment and for rehabilitation, a [substantial] SIGNIFICANT number of units for low- and moderate-income families.

(2) In the Plan, amend A.2.r. to read as follows:

r. On project land to be disposed of for residential uses, a [predominant] SIGNIFICANT amount of all dwelling units permitted by this Plan shall be for low- and moderate-income families. The Department of Housing and Community Development, in overseeing the development of this low- and moderate-income housing, shall utilize all applicable Federal programs for assisting in its construction.

(3) In the Plan, amend B.1.a. to read as follows:

a. Residential

In the area designated as Residential on the Land Use Map Plan, the following uses shall be permitted: single-family detached dwellings, semi-detached dwellings, single-family attached dwellings, [and] multiple-family detached and/or attached dwellings, AND RETAIL AS ALLOWED IN THE R-8 AND R-9 ZONING DISTRICTS AND/OR AS ALLOWED BY A PLANNED UNIT DEVELOPMENT. [The following minimum lot areas, expressed in square feet per dwelling unit, maximum lot coverage, and floor area ration (FAR) shall apply.

Zoning District	Single-family detached		Semi-detached	
	Minimum	Maximum Lot	Minimum	Maximum Lot
	Lot Area	Coverage	Lot Area	Coverage
R-8,	5000	40%	2000	40%
R-9	5000	50%	2000	60%

Zoning District	Single-family attached		Multiple-family	
	Minimum Lot Area	Maximum Lot Coverage	Minimum Lot Area	FAR
R-8,	750	60%	750	2.0
R-9	750	70%	550	3.0

Attached dwellings shall not exceed twelve in a row or group. Single-family dwellings shall be limited to a maximum building height of 35 feet.]

(4) In the Plan, amend B.1.c. and B.1.d. to read as follows:

c. Neighborhood Business

In the area designated as Neighborhood Business on the Land Use Plan Map, the following uses shall be permitted: those uses permitted under the B-1 category of the Zoning [Ordinance] CODE of Baltimore City including residential uses. [Business establishments are restricted to a maximum gross floor area of 2000 square feet each, except that food stores are restricted to a maximum gross floor area of 15,000 square feet each. A maximum floor area ratio of 2.5 and a minimum lot area of 100 square feet will be permitted.]

Landscaping, off-street parking, and off-street loading related to the above uses shall be permitted as accessory uses.

d. Community Business

In the area designated as Community Business on the Land Use Plan Map, the following uses shall be permitted: those uses permitted under the B-2 category of the Zoning [Ordinance] CODE of Baltimore City including residential uses. [A maximum floor area ratio of 5.0 and a minimum lot area of 550 square feet will be permitted.]

(5) In the Plan, delete B.1.e. in its entirety and amend B.1.f. to read as follows:

E [f]. Public

In the area designated as Public on the Land Use Plan Map, uses shall be limited to parks, playgrounds, plazas, and PEDESTRIAN malls for active and passive recreation; schools and related educational facilities; neighborhood centers; public offices; libraries; fire houses; parking; AND other public facilities.

(6) In the Plan, renumber "B.1.g.", "B.1.h.", and "B.1.i.", respectively, to be "B.1.F.", "B.1.G.", and "B.1.H.", respectively.

(7) In the Plan, amend C.1.b.(2)(a) to read as follows:

(a) it is necessary to make residential structures available for use for low- and moderate-income families AND/OR TO PROVIDE MARKET RATE RESIDENTIAL STRUCTURES; or

(9) In the Plan, amend C.7 to read as follows:

7. PUD Standards and Controls

To the extent there exists any conflict between the provisions of the Renewal Plan and the standards and controls of any Planned Unit Development legislation approved by the Mayor and City Council, the standards and controls of the Planned Unit Development, including without limitation, those affecting use, parking, access, aesthetic controls, setbacks, specific lot controls, [and] building heights, AND DESIGN GUIDELINES, control. TO THE EXTENT THERE EXISTS ANY CONFLICT BETWEEN THE PROVISIONS OF THE RENEWAL PLAN AND ANY FINAL DEVELOPMENT PLANS APPROVED BY THE PLANNING COMMISSION, THE FINAL DEVELOPMENT PLANS CONTROL.

(10) In the Plan, amend D. to read as follows:

D . Duration of Provisions and Requirements

The Poppleton Renewal Plan, as it may be amended from time to time, shall remain in full force and effect for a period of [forty (40)] 50 years from the date of original adoption of this Renewal Plan by ordinance of the Mayor

and City Council of Baltimore.

(11) Amend Exhibit 1, "Existing Land Use", dated as revised April 21, 2006, Exhibit 2, "Acquisition", dated as revised April 21, 2006, Exhibit 3, "Disposition", dated as revised April 21, 2006, Exhibit 4A, "Existing Zoning Districts", dated as revised April 21, 2006, and Exhibit 4B, "Existing Urban Renewal Plan Recommended Zoning Changes, dated as revised April 21, 2006, to reflect the changes in the Plan.

(12) Amend Appendix A to read as follows:

Appendix A

Properties for Acquisition and Disposition for Rehabilitation

In addition to those groups of properties to be acquired and disposed of for rehabilitation (designated with disposition lot numbers on Exhibit 3), the following properties are also being acquired and disposed of for rehabilitation. Certain of these properties may be consolidated with abutting footway alleys or used in whole or in part as rear or side yard space for adjacent properties.

(Note: This Appendix does not necessarily reflect current conditions as structures could have been destroyed by fire, etc.)

103 N. Amity Street
[106 N. Amity Street
128N. Amity Street
206 N. Amity Street]

[306 N. Arlington Street]

27 S. Arlington Avenue
31 S. Arlington Avenue
49 S. Arlington Avenue

901 W. Baltimore Street
903 W. Baltimore Street
905 W. Baltimore Street
1001 W. Baltimore Street
1003 W. Baltimore Street
1005 W. Baltimore Street
1007 W. Baltimore Street
1009 W. Baltimore Street
1015 W. Baltimore Street
1021 W. Baltimore Street

1025 Booth Street

1026 Booth Street
1027 Booth Street
1029 Booth Street

1009 Boyd Street

1022 Boyd Street
1023 Boyd Street

7 N. Carey Street
209 N. Carey Street
235 N. Carey Street
325 N. Carey Street
329 N. Carey Street

23 S. Carey Street

[3 S. Carlton Street
5 S. Carlton Street
7 S. Carlton Street]

[121 N. Carrollton Avenue]

9/11 S. Carrollton Avenue
52 S. Carrollton Avenue

[800/02 W. Fayette Street
804 W. Fayette Street
810 W. Fayette Street
814 W. Fayette Street
934 W. Fayette Street
935 W. Fayette Street
943 W. Fayette Street]
1004 W. Fayette Street
1012 W. Fayette Street
1014 W. Fayette Street
1022 W. Fayette Street
1026 W. Fayette Street
1034 W. Fayette Street
1054 W. Fayette Street
1066 W. Fayette Street
1070 W. Fayette Street
1072 W. Fayette Street
[1083 W. Fayette Street
1102 W. Fayette Street]

14 S. Fremont Avenue

914 Hollins Street
1024 Hollins Street
1036 Hollins Street
1109/11 Hollins Street
1123 Hollins Street

813 W. Lexington Street

821 W. Lexington Street
837 W. Lexington Street
839 W. Lexington Street
[903 W. Lexington Street
919 W. Lexington Street
1105 W. Lexington Street
1107 W. Lexington Street
1109 W. Lexington Street
1111 W. Lexington Street
1113 W. Lexington Street
1115 W. Lexington Street
1117 W. Lexington Street]
1212 W. Lexington Street
1218 W. Lexington Street

816 W. Lombard Street
816 1/2 W. Lombard Street
842 W. Lombard Street
908 W. Lombard Street
922 W. Lombard Street
1026 W. Lombard Street
1028 W. Lombard Street
1030 W. Lombard Street
1032 W. Lombard Street
1034 W. Lombard Street
1040 W. Lombard Street
1116 W. Lombard Street

[1005 W. Mulberry Street
1007 W. Mulberry Street
1011 W. Mulberry Street]

40 S. Poppleton Street
43 S. Poppleton Street

1102 SARAN ANN STREET
1104 SARAN ANN STREET
1106 SARAN ANN STREET
1108 SARAN ANN STREET
1110 SARAN ANN STREET
1112 SARAN ANN STREET
1122 SARAN ANN STREET
1124 SARAN ANN STREET
1128 SARAN ANN STREET

902/904 W. SARATOGA STREET
[937 W. Saratoga Street
1054 W. Saratoga Street]
1106 W. SARATOGA STREET
[1118 W. Saratoga Street

1120 W. Saratoga Street
1123 W. Saratoga Street

1128 W. Saratoga Street
1132 W. Saratoga Street
1134 W. Saratoga Street]

[115 N. Schroeder Street
117 N. Schroeder Street
247 N. Schroeder Street
259 N. Schroeder Street]

6/8 S. Schroeder Street
34 S. Schroeder Street

42 S. Stockton Street

(13) Amend Appendix C to read as follows:

Appendix C

Properties for Acquisition and Disposition for Clearance and Redevelopment

In addition to those groups of properties to be acquired and disposed [on] OF FOR clearance (designated with disposition lot numbers on Exhibit 3), the following properties are also being acquired and disposed of for clearance and redevelopment.

1. 15 N. Amity Street
2. 151/2 N. Amity Street
3. 17 N. Amity Street
4. 18 N. Amity Street
5. 19 N. Amity Street
6. 20 N. Amity Street
7. 21 N. Amity Street
8. 22 N. Amity Street
9. 23 N. Amity Street
10. 24 N. Amity Street
11. 25 N. Amity Street
12. 26 N. Amity Street
13. 27 N. Amity Street
14. 28 N. Amity Street
15. 103 N. Amity Street
16. 104 N. Amity Street
17. 105 N. Amity Street
18. 106 N. Amity Street
19. 107 N. Amity Street
20. 108 N. Amity Street
21. 110 N. Amity Street
22. 116 N. Amity Street
23. 118 N. Amity Street

- 24. 120 N. Amity Street
- 25. 122 N. Amity Street
- 26. 124 N. Amity Street
- 27. 125 N. Amity Street
- 28. 126 N. Amity Street
- 29. 127 N. Amity Street

- 30. 128 N. Amity Street
- 31. 129 N. Amity Street
- 32. 130 N. Amity Street
- 33. 202 N. Amity Street
- 34. 204 N. Amity Street
- 35. 206 N. Amity Street
- 36. 208 N. Amity Street
- 37. 210 N. Amity Street
- 38. 212 N. Amity Street
- 39. 214 N. Amity Street
- 40. 216 N. Amity Street
- 41. 218 N. Amity Street
- 42. 220 N. Amity Street
- 43. 222 N. Amity Street
- 44. 224 N. Amity Street
- 45. 226 N. Amity Street
- 46. 228 N. Amity Street
- 47. 230 N. Amity Street
- 48. 232 N. Amity Street
- 49. 234 N. Amity Street
- 50. 236 N. Amity Street
- 51. 238 N. Amity Street
- 52. 240 N. Amity Street
- 53. 242 N. Amity Street
- 54. 244 N. Amity Street
- 55. 246 N. Amity Street
- 56. 112/114 N. Amity [Street] AVENUE
- 58. 303 N. Arlington [Street] AVENUE
- 59. 304 N. Arlington [Street] AVENUE
- 60. 305 N. Arlington [Street] AVENUE
- 61. 306 N. Arlington [Street] AVENUE
- 62. 307 N. Arlington [Street] AVENUE
- 63. 309 N. Arlington [Street] AVENUE
- 64. 310 N. Arlington [Street] AVENUE
- 65. 311 N. Arlington [Street] AVENUE
- 66. 312 N. Arlington [Street] AVENUE
- 67. 313 N. Arlington [Street] AVENUE
- 68. 314 N. Arlington [Street] AVENUE
- 69. 315 N. Arlington [Street] AVENUE
- 70. 316 N. Arlington [Street] AVENUE
- 71. 317 N. Arlington [Street] AVENUE
- 72. 319 N. Arlington [Street] AVENUE
- 73. 321 N. Arlington [Street] AVENUE

82. 102 N. Carlton Street
83. 104 N. Carlton Street
84. 106 N. Carlton Street
85. 108 N. Carlton Street
86. 110 N. Carlton Street
87. 112 N. Carlton Street
88. 114 N. Carlton Street
89. 116 N. Carlton Street
90. 118 N. Carlton Street
91. 120 N. Carlton Street

92. 122 N. Carlton Street
93. 124 N. Carlton Street
94. 126 N. Carlton Street
95. 128 N. Carlton Street
96. 132 N. Carlton Street
97. 218 N. Carlton Street
98. 220 N. Carlton Street
99. 222 N. Carlton Street
100. 224 N. Carlton Street
101. 226 N. Carlton Street
102. 228 N. Carlton Street
103. 230 N. Carlton Street
104. 232 N. Carlton Street
105. 234 N. Carlton Street
106. 236 N. Carlton Street
107. 238 N. Carlton Street
108. 240 N. Carlton Street
109. 242 N. Carlton Street
110. 300 N. Carlton Street
111. 302 N. Carlton Street
112. 304 N. Carlton Street
113. 9 N. Carrollton Avenue
114. 11 N. Carrollton Avenue
115. 13 N. Carrollton Avenue
116. 15 N. Carrollton Avenue
117. 16 N. Carrollton Avenue
118. 17 N. Carrollton Avenue
119. 19 N. Carrollton Avenue
120. 21 N. Carrollton Avenue
121. 23 N. Carrollton Avenue
122. 103 N. Carrollton Avenue
123. 105 N. Carrollton Avenue
124. 106 N. Carrollton Avenue
125. 107 N. Carrollton Avenue
126. 108 N. Carrollton Avenue
127. 109 N. Carrollton Avenue
128. 110 N. Carrollton Avenue
129. 111 N. Carrollton Avenue
130. 112 N. Carrollton Avenue

131. 113 N. Carrollton Avenue
132. 115 N. Carrollton Avenue
133. 117 N. Carrollton Avenue
134. 119 N. Carrollton Avenue
135. 121 N. Carrollton Avenue
136. 123 N. Carrollton Avenue
137. 125 N. Carrollton Avenue
138. 201 N. Carrollton Avenue
139. 204 N. Carrollton Avenue
140. 206 N. Carrollton Avenue
141. 208 N. Carrollton Avenue
142. 211 N. Carrollton Avenue
143. 213 N. Carrollton Avenue
144. 215 N. Carrollton Avenue

145. 217 N. Carrollton Avenue
146. 219 N. Carrollton Avenue
147. 221 N. Carrollton Avenue
148. 223 N. Carrollton Avenue
149. 225 N. Carrollton Avenue
150. 226 N. Carrollton Avenue
151. 227 N. Carrollton Avenue
152. 301 N. Carrollton Avenue
153. 303 N. Carrollton Avenue
154. 305 N. Carrollton Avenue
155. 307 N. Carrollton Avenue
156. 309 N. Carrollton Avenue
157. 311 N. Carrollton Avenue
158. 313 N. Carrollton Avenue
159. 315 N. Carrollton Avenue
160. 317 N. Carrollton Avenue
161. 319 N. Carrollton Avenue
162. 321 N. Carrollton Avenue
163. 323 N. Carrollton Avenue
164. 325 N. Carrollton Avenue
165. 327 N. Carrollton Avenue
166. 329 N. Carrollton Avenue
167. 331 N. Carrollton Avenue
168. Block 0170, Lot 093
169. Block 0170, Lot 094
170. Block 0170, Lot 095
171. Block 0170, Lot 096
172. 1064 W. Fairmount Avenue
173. 1066 W. Fairmount Avenue
174. 1068 W. Fairmount Avenue
175. 1070 W. Fairmount Avenue
176. 1072 W. Fairmount Avenue
177. 1074 W. Fairmount Avenue
178. 1076 W. Fairmount Avenue
179. 1078 W. Fairmount Avenue

- 180. 1080 W. Fairmount Avenue
- 181. 1082 W. Fairmount Avenue
- 182. 1100 W. Fairmount Avenue
- 183. 1210 W. Fairmount Avenue
- 184. 808 W. Fayette Street
- 185. 922 W. Fayette Street
- 186. 924 W. Fayette Street
- 187. 925 W. Fayette Street
- 188. 926 W. Fayette Street
- 189. 927 W. Fayette Street
- 190. 928 W. Fayette Street
- 191. 929 W. Fayette Street
- 192. 930 W. Fayette Street
- 193. 931 W. Fayette Street
- 194. 932 W. Fayette Street
- 195. 933 W. Fayette Street
- 196. 934 W. Fayette Street
- 197. 935 W. Fayette Street

- 198. 936 W. Fayette Street
- 199. 937 W. Fayette Street
- 200. 938 W. Fayette Street
- 201. 939 W. Fayette Street
- 202. 940 W. Fayette Street
- 203. 941 W. Fayette Street
- 204. 942 W. Fayette Street
- 205. 943 W. Fayette Street
- 206. 944 W. Fayette Street
- 207. 945 W. Fayette Street
- 208. 946 W. Fayette Street
- 209. 947 W. Fayette Street
- 210. 949 W. Fayette Street
- 211. 1077 W. Fayette Street
- 212. 1079 W. Fayette Street
- 213. 1081 W. Fayette Street
- 214. 1083 W. Fayette Street
- 215. 1085 W. Fayette Street
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- 217. 1089 W. Fayette Street
- 218. 1091 W. Fayette Street
- 219. 1093 W. Fayette Street
- 220. 1095 W. Fayette Street
- 221. 1097 W. Fayette Street
- 222. 1099 W. Fayette Street
- 223. 1100 W. Fayette Street
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229. 1112 W. Fayette Street
230. 1114 W. Fayette Street
231. 1116 W. Fayette Street
232. 1118 W. Fayette Street
233. 1120 W. Fayette Street
234. 1200 W. Fayette Street
235. 1201 W. Fayette Street
236. 1202 W. Fayette Street
237. 1203 W. Fayette Street
238. 1204 W. Fayette Street
239. 1205 W. Fayette Street
240. 1207 W. Fayette Street
241. 1209 W. Fayette Street
242. 1211 W. Fayette Street
243. 1213/1215 W. Fayette Street
246. 938 Kierle Court
247. 939 Kierle Court
248. 901 W. Lexington Street
249. 903 W. Lexington Street
250. 905 W. Lexington Street
251. 907 W. Lexington Street
252. 909 W. Lexington Street

253. 911 W. Lexington Street
254. 913 W. Lexington Street
255. 915 W. Lexington Street
256. 917 W. Lexington Street
257. 919 W. Lexington Street
258. 921 W. Lexington Street
259. 923 W. Lexington Street
260. 928 W. Lexington Street
261. 929 W. Lexington Street
262. 930 W. Lexington Street
263. 931 W. Lexington Street
264. 932 W. Lexington Street
265. 933 W. Lexington Street
266. 934 W. Lexington Street
267. 935 W. Lexington Street
268. 936 W. Lexington Street
269. 937 W. Lexington Street
270. 938 W. Lexington Street
271. 939 W. Lexington Street
272. 940 W. Lexington Street
273. 941 W. Lexington Street
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294. 1201 W. Lexington Street
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298. 1205 W. Lexington Street
299. 1206 W. Lexington Street
300. 1207 W. Lexington Street
301. 1208 W. Lexington Street
302. 1209 W. Lexington Street
303. 1211 W. Lexington Street
304. 925/927 W. Lexington Street
305. 1005 W. Mulberry Street

306. 1007 W. Mulberry Street
307. 1009 W. Mulberry Street
308. 1011 W. Mulberry Street
309. 1013 W. Mulberry Street
310. 1015 W. Mulberry Street
311. 1025 W. Mulberry Street
312. 1031 W. Mulberry Street
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317. 1041 W. Mulberry Street
318. 1043 W. Mulberry Street
319. 1045 W. Mulberry Street
320. 1101 W. Mulberry Street
321. 1103 W. Mulberry Street
322. 1105 W. Mulberry Street
323. 1107 W. Mulberry Street
324. 1109 W. Mulberry Street
325. 1111 W. Mulberry Street
326. 1113 W. Mulberry Street
327. 1115 W. Mulberry Street
328. 1117 W. Mulberry Street

329. 1119 W. Mulberry Street
330. 1121 W. Mulberry Street
331. 1123 W. Mulberry Street
332. 1125 W. Mulberry Street
333. 1127 W. Mulberry Street
334. 1129 W. Mulberry Street
335. 1131 W. Mulberry Street
336. 211 Osing Court
337. 213 Osing Court
338. 931 Page Court
339. 933 Page Court
340. 935 Page Court
341. 937 Page Court
344. 939 Sarah Ann Street
345. 941 Sarah Ann Street
346. 943 Sarah Ann Street
347. 945 Sarah Ann Street
348. 947 Sarah Ann Street
349. 949 Sarah Ann Street
350. 1002 Sarah Ann Street
351. 1004 Sarah Ann Street
352. 1005 Sarah Ann Street
353. 1006 Sarah Ann Street
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396. 1129 Sarah Ann Street
397. 1131 Sarah Ann Street
398. 1133 Sarah Ann Street
399. 1135 Sarah Ann Street
400. 1009/1011 Sarah Ann Street
401. 951/953 Sarah Ann Street
402. 900 W. Saratoga Street
403. 929 W. Saratoga Street
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408. 9361/2 W. Saratoga Street
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418. 950 W. Saratoga Street
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422. 1010 W. Saratoga Street
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461. 1128 W. Saratoga Street
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467. 1134 W. Saratoga Street
468. 1135 W. Saratoga Street
469. 1137 W. Saratoga Street
470. 1139 W. Saratoga Street
471. 1141 W. Saratoga Street
472. 1143 W. Saratoga Street
473. 1145 W. Saratoga Street
474. 1212 W. Saratoga Street
475. 1215 W. Saratoga Street
476. 1124/26 W. Saratoga Street
[477. 902/904 W. Saratoga Street]

478. 906/912 W. Saratoga Street
479. 914-934 W. Saratoga Street
481. 13 N. Schroeder Street
482. 15 N. Schroeder Street
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543. 320 N. Schroeder Street
544. 322 N. Schroeder Street
545. 324 N. Schroeder Street
546. 326 N. Schroeder Street
547. 328 N. Schroeder Street
548. 913 Vine Street
549. 920 Vine Street
550. 921 Vine Street
551. 1101 Vine Street
552. 1103 Vine Street
553. 1105 Vine Street
554. 1107 Vine Street
555. Block 0172, Lot 148a

SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for Poppleton, as amended by this Ordinance and identified as "Urban Renewal Plan, Poppleton, revised to include Amendment __, dated December 7, 2006", 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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