



City of Baltimore

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

Legislation Text

File #: 16-0731, **Version:** 0

Introduced by: Councilmember Costello

At the request of: Balti-West 300, LLC

Address: c/o Stanley S. Fine, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South Charles Street, Suite 21st Floor, Baltimore, Maryland 21201

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A Bill Entitled

An Ordinance concerning

Urban Renewal - Market Center - Amendment

For the purpose of amending the Urban Renewal Plan for Market Center to amend Exhibit 3 of the Plan to reflect the change in zoning, upon approval by separate ordinance, for the property known as 325 West Baltimore 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 Market Center was originally approved by the Mayor and City Council of Baltimore by Ordinance 77-579 and last amended by Ordinance 14-312.

An amendment to the Urban Renewal Plan for Market Center is necessary to amend Exhibit 3 of the Plan to reflect the change in zoning, upon approval by separate ordinance, for the property known as 325 West Baltimore Street.

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.

Section 1. Be it ordained by the Mayor and City Council of Baltimore, That the following change in the Urban Renewal Plan for Market Center is approved:

Upon approval of rezoning, by separate ordinance, amend Exhibit 3, "Zoning Districts", to reflect the change in zoning for the property known as 325 West Baltimore Street, from the B-4-1 Zoning District to the B-4-2 Zoning District.

Section 2. And be it further ordained, That the Urban Renewal Plan for Market Center, as amended by this Ordinance and identified as "Urban Renewal Plan, Market Center, revised to include Amendment __, dated

August 15, 2016”, 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 when it is enacted.