

**CITY OF BALTIMORE
COUNCIL BILL 23-0358
(First Reader)**

Introduced by: Councilmember Costello

At the request of: c/o Joseph R. Woolman III, J.R. Woolman, LLC

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Introduced and read first time: February 27, 2023

Assigned to: Economic and Community Development Committee

Referred to the following agencies: City Solicitor, Planning Commission, Department of Housing and Community Development, Board of Municipal and Zoning Appeals, Baltimore Development Corporation, Department of Transportation, Commission for Historical and Architectural Preservation, Department of Public Works

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Key Highway –**
3 **Amendment 4**

4 FOR the purpose of amending the Urban Renewal Plan for Key Highway to revise the boundaries
5 of the plan to remove a certain property, to strike certain related development area controls,
6 and to amend certain Exhibits to reflect the changes in the Plan; waiving certain content and
7 procedural requirements; making the provisions of this Ordinance severable; providing for
8 the application of this Ordinance in conjunction with certain other ordinances; and providing
9 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 **Recitals**

16 The Urban Renewal Plan for Key Highway was originally approved by the Mayor and City
17 Council of Baltimore by Ordinance 88-622 and last amended by Ordinance 11-532.

18 An amendment to the Urban Renewal Plan for Key Highway is necessary to revise the
19 boundaries of the plan to remove a certain property, to strike certain related development area
20 controls, and to amend certain Exhibits to reflect the changes in the Plan.

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 Key Highway are approved:

3 (1) In the Plan, strike Section I.A. in its entirety and substitute:

4 “A. BOUNDARY DESCRIPTION.

5 THE BOUNDARY DESCRIPTION OF THE PLAN IS SHOW OUTLINED IN RED ON
6 EXHIBIT A, (“BOUNDARY”), DATED FEBRUARY 27, 2023.”.

7
8 (2) In the Plan, strike all references to “Development Area D-2”; and, in Section III.C.
9 strike beginning with “Development Area D-2” down through and including “on the
10 skyline” in its entirety.

11 (3) Replace Exhibit A, “Boundary”, dated February 9, 2011, Exhibit B, “Development
12 Area”, dated October 19, 2011, Exhibit C, “Land Use”, dated February 9, 2011,
13 Exhibit D, “Existing Zoning”, dated February 9, 2011, Exhibit E, “Pedestrian
14 Access”, dated February 9, 2011, and Exhibit F “Proposed Zoning”, dated
15 October 19, 2011, with new Exhibit A, “Boundary”, Exhibit B, “Development Area”,
16 Exhibit C, “Land Use”, Exhibit D, “Existing Zoning”, Exhibit E, “Pedestrian
17 Access”, and Exhibit F “Proposed Zoning”, all dated February 27, 2023, to reflect the
18 removal of the property known as 1302 Key Highway from the Project area.

19 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Key
20 Highway, as amended by this Ordinance and identified as “Urban Renewal Plan, Key Highway,
21 revised to include Amendment 4, dated February 27, 2023”, is approved. The Department of
22 Planning shall file a copy of the amended Urban Renewal Plan with the Department of
23 Legislative Reference as a permanent public record, available for public inspection and
24 information.

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

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

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

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

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EXHIBIT A

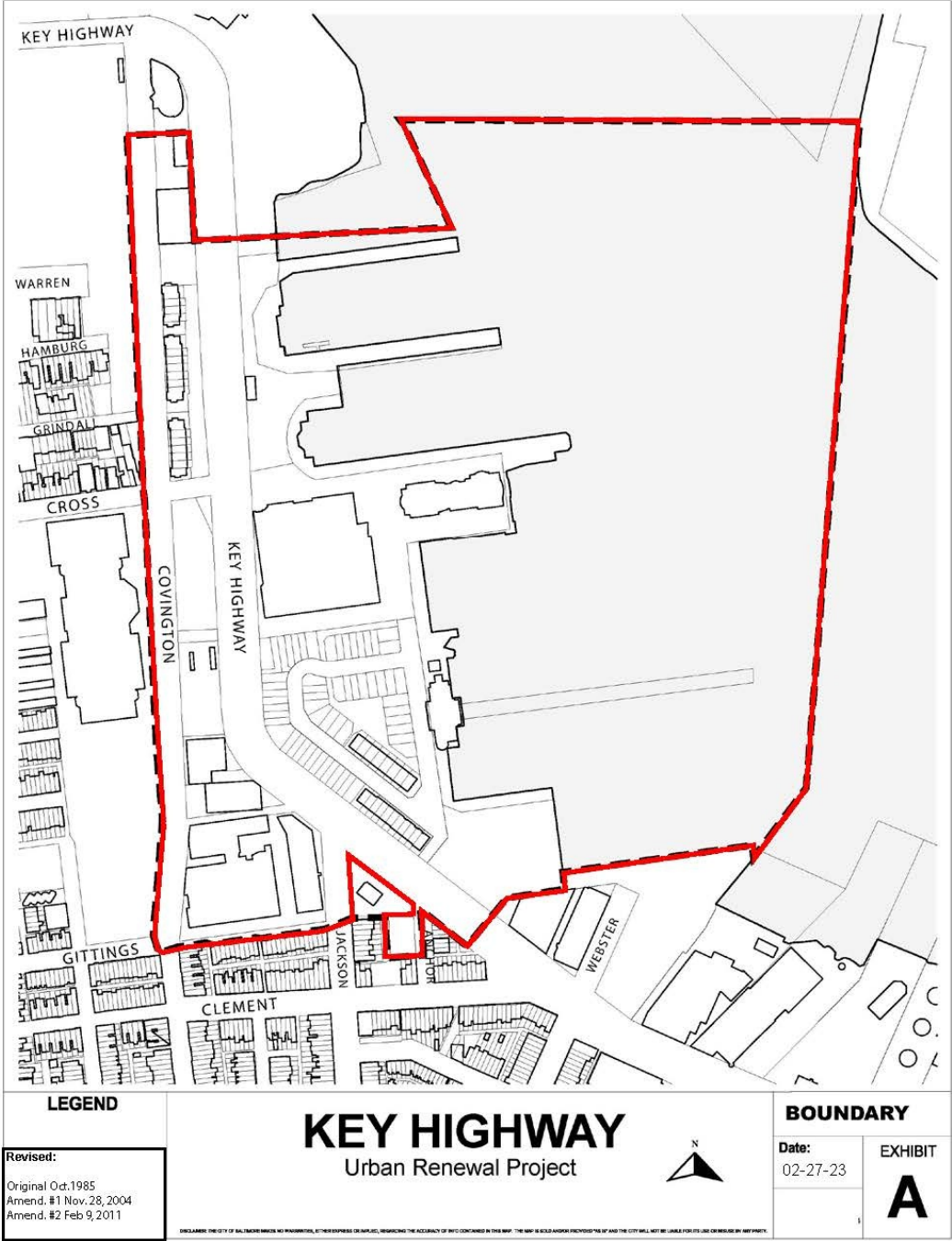


Exhibit A

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EXHIBIT B

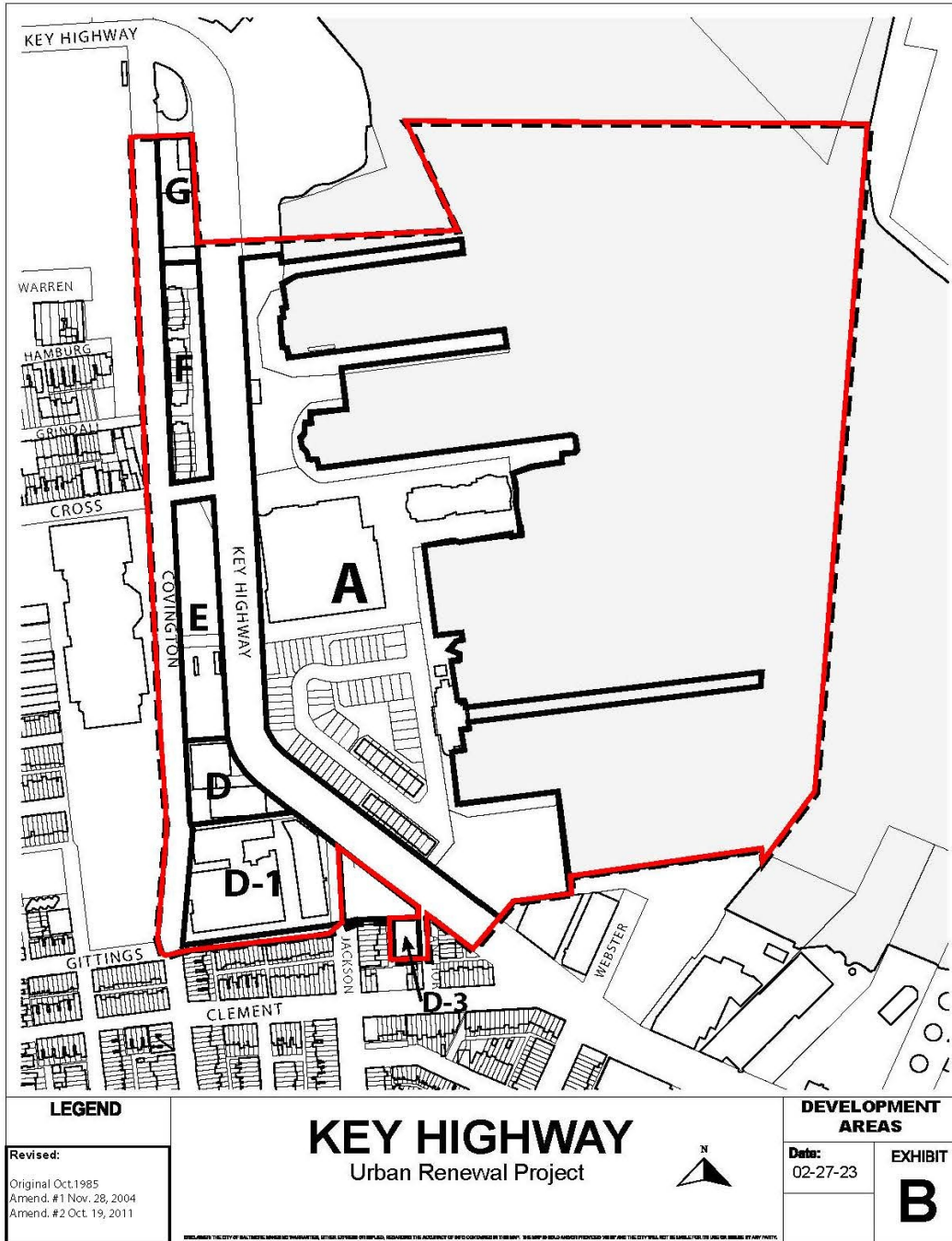


Exhibit B

URP KEY HIGHWAY 27FEB2023

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EXHIBIT C

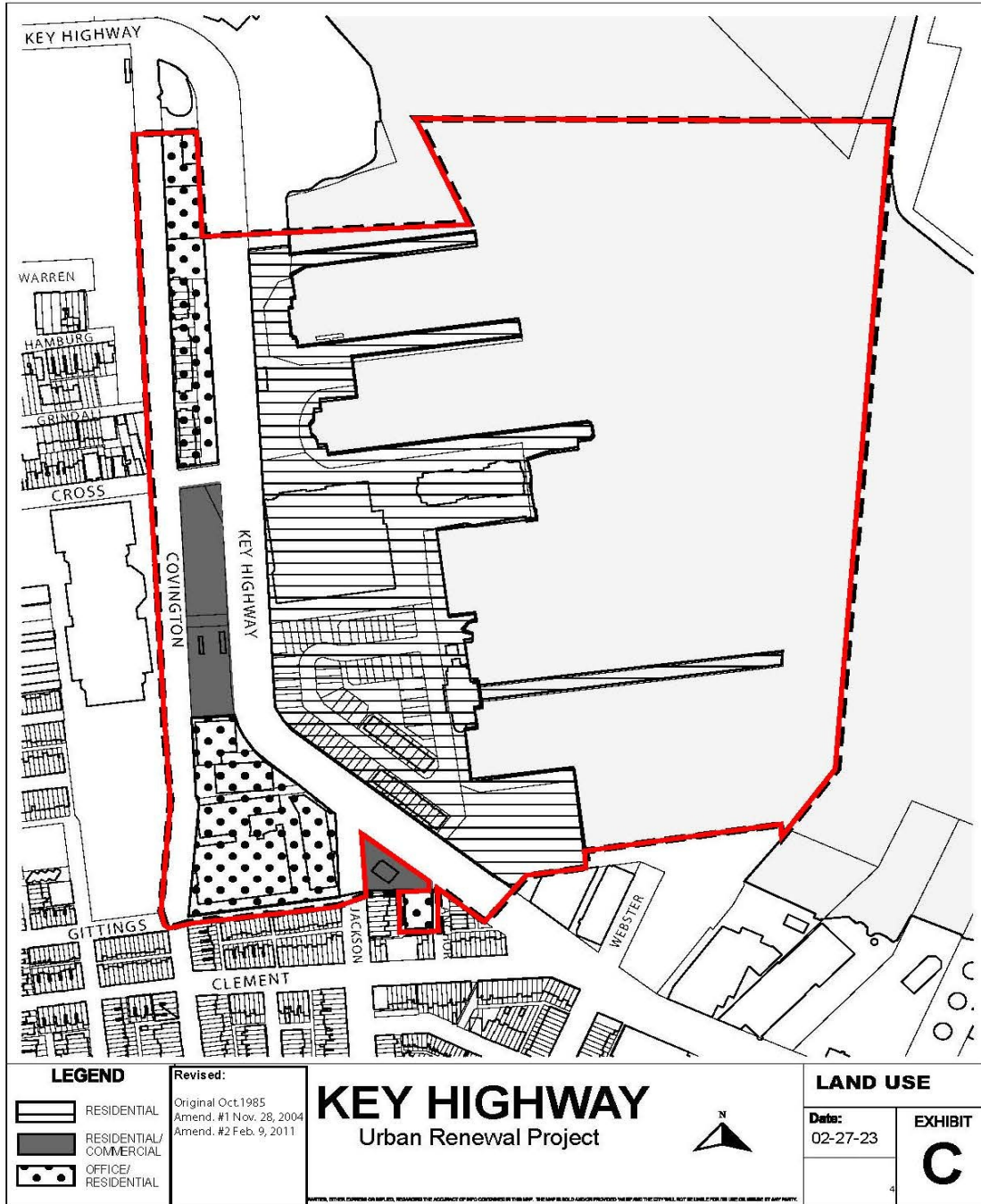


Exhibit C

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EXHIBIT D

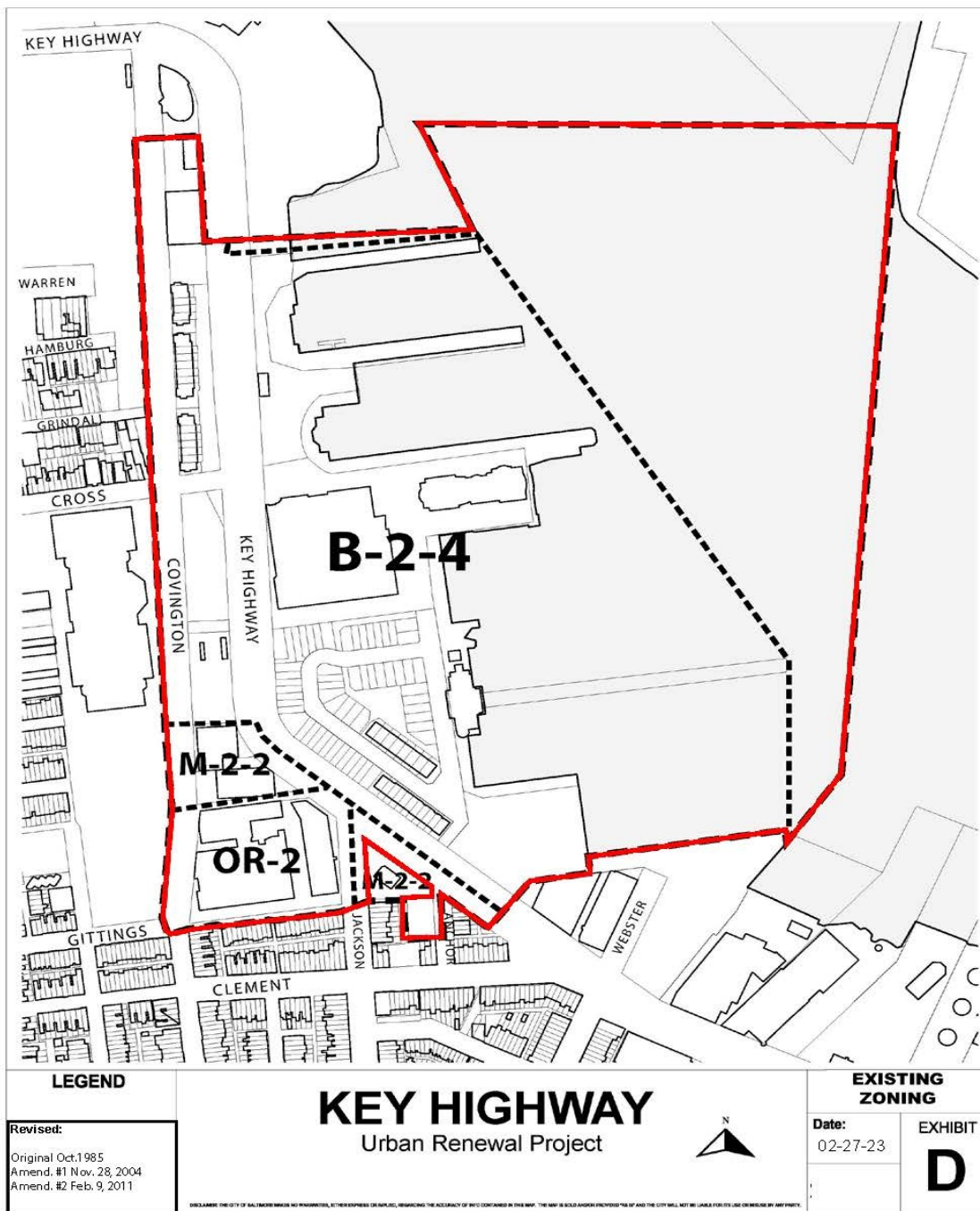


Exhibit D

URP KEY HIGHWAY 27FEB2023

EXHIBIT E

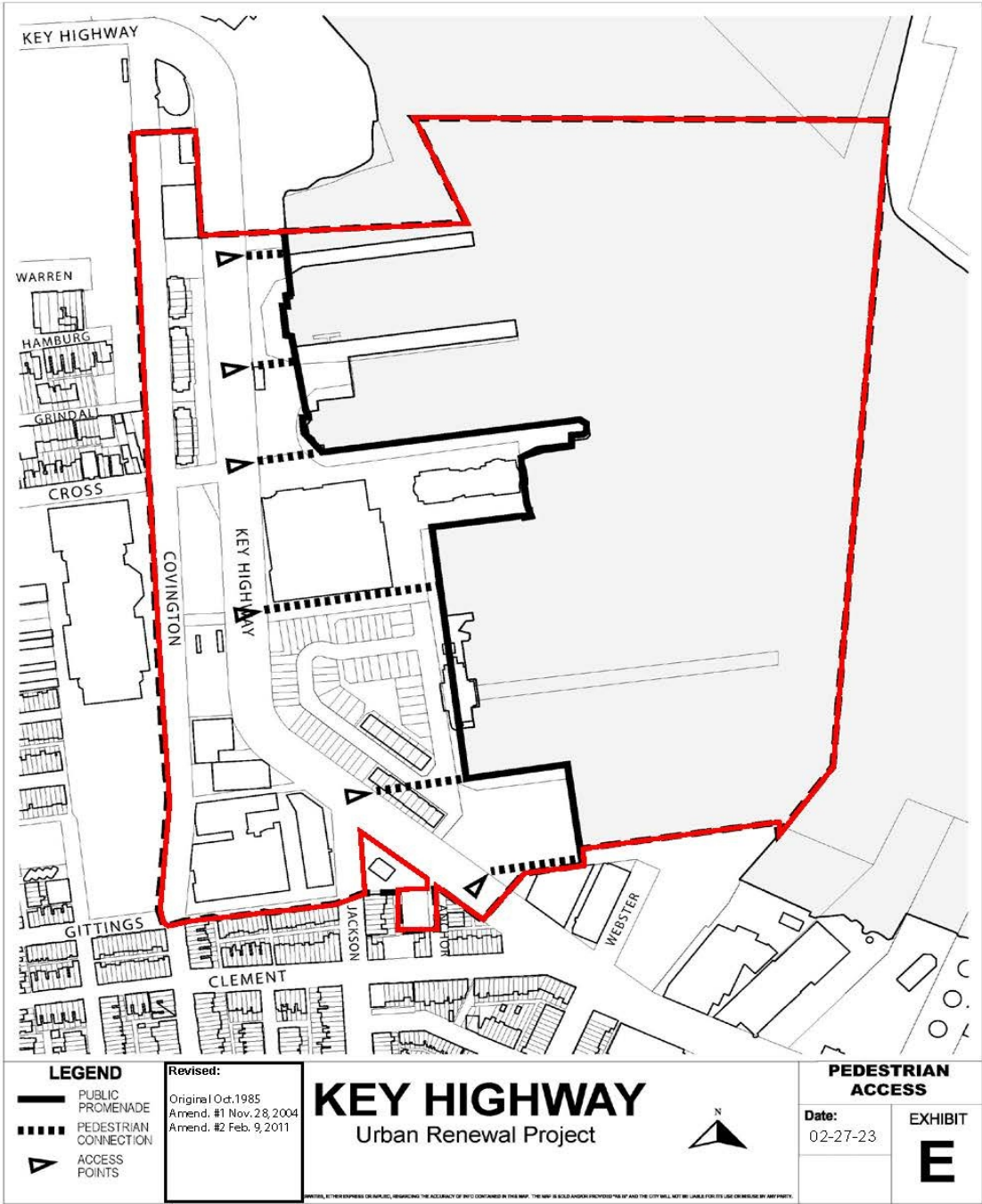


Exhibit E

URP KEY HIGHWAY 27FEB2023

EXHIBIT F

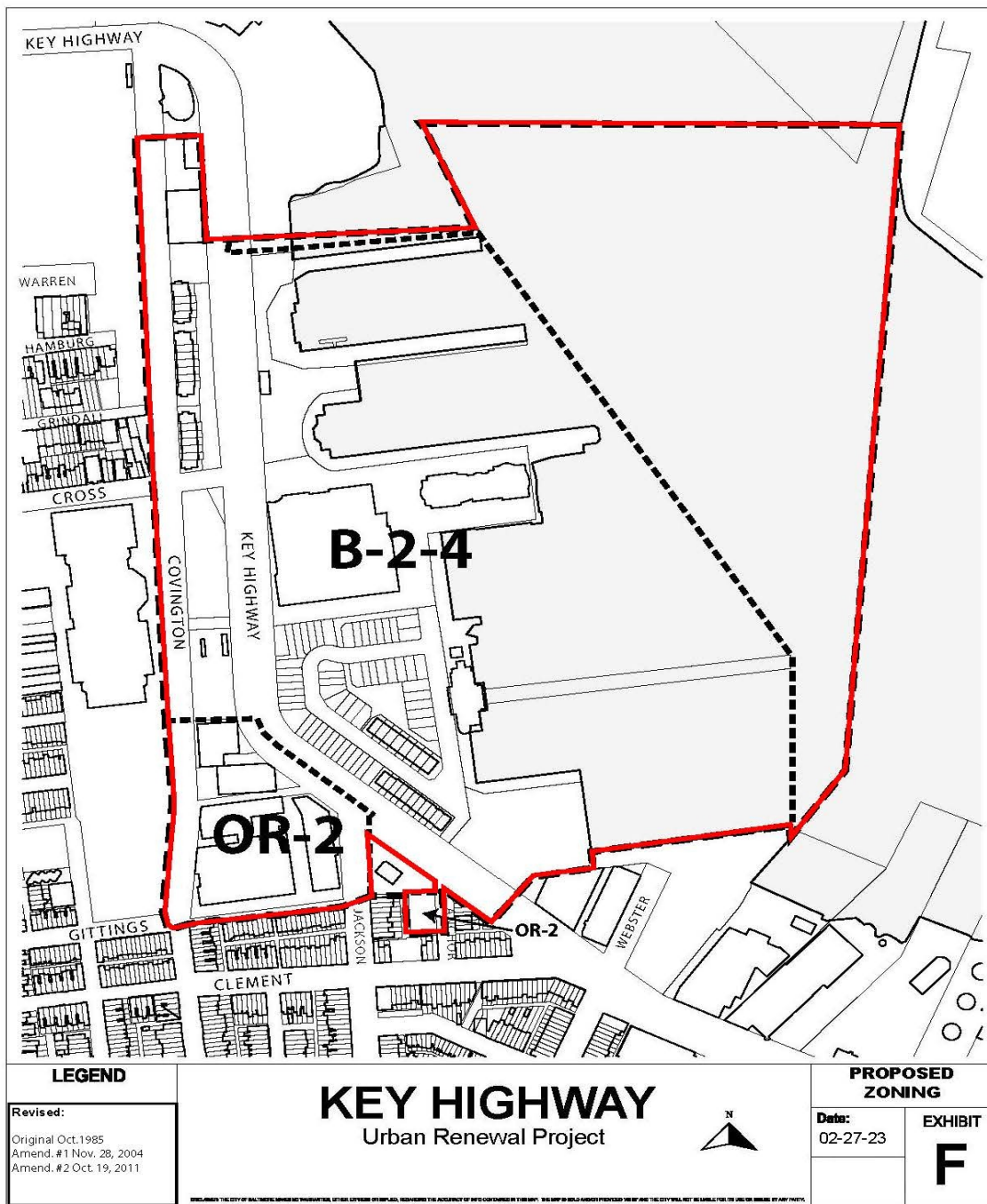


Exhibit F

URP KEY HIGHWAY 27FEB2023