

CITY OF BALTIMORE  
ORDINANCE **24-427**  
Council Bill 24-0586

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Introduced by: Councilmember Stokes  
At the request of: Sommerset Jefferson, LLC  
Address: c/o Brooke A. Hutchins, Esquire  
25 South Charles Street, 21<sup>st</sup> Floor  
Baltimore, Maryland 21201  
Telephone: (410) 727-6600  
Introduced and read first time: September 16, 2024  
Assigned to: Ways and Means Committee

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Committee Report: Favorable  
Council action: Adopted  
Read second time: November 4, 2024

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**AN ORDINANCE CONCERNING**

**Urban Renewal – Oldtown Mall –  
Amendment 11**

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2  
3 FOR the purpose of amending the Urban Renewal Plan for Oldtown Mall to strike all provisions  
4 of the Plan other than those pertaining to authority over disposition; waiving certain content  
5 and procedural requirements; making the provisions of this Ordinance severable; providing  
6 for the application of this Ordinance in conjunction with certain other ordinances; and  
7 providing for a special effective date.

8 BY authority of  
9 Article 13 - Housing and Urban Renewal  
10 Section 2-6  
11 Baltimore City Code  
12 (Edition 2000)

13 **Recitals**

14 The Urban Renewal Plan for Oldtown Mall was originally approved by the Mayor and City  
15 Council of Baltimore by Ordinance 70-760, and last amended by Ordinance 10-0592.

16 An amendment to the Urban Renewal Plan for Oldtown Mall is necessary to strike all  
17 provisions of the Plan other than those pertaining to authority over disposition.

18 Under Article 13, § 2-6 of the Baltimore City Code, no change may be made in any approved  
19 renewal plan unless the change is approved in the same manner as that required for the approval  
20 of a renewal plan.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
~~Strike-out~~ indicates matter stricken from the bill by  
amendment or deleted from existing law by amendment.

**Council Bill 24-0586**

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 Oldtown Mall are approved:

3           (1) In the Plan, strike Section C {"Land use Plan"}, and Section D {"Project Proposals"}  
4           in their entireties.

5           (2) In the Plan, strike Sections E.2 {"Zoning"} and E.3 {"Reasons for Various Provisions  
6           of this Plan"} in their entireties.

7           (3) In the Plan, strike Appendix A {"Nonconforming Uses"} and Appendix B  
8           {"Noncomplying Structures"} in their entireties.

9           (4) In the Plan, strike Exhibit 1 {"Land Use Plan"}, Exhibit 2 {"Property Acquisition"},  
10          and Exhibit 4 {"Zoning Districts"} in their entireties.

11       **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Oldtown  
12 Mall, as amended by this Ordinance and identified as "Urban Renewal Plan, Oldtown Mall,  
13 revised to include Amendment 11, dated September 16, 2024", is approved. The Department of  
14 Planning shall file a copy of the amended Urban Renewal Plan with the Department of  
15 Legislative Reference as a permanent public record, available for public inspection and  
16 information.

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

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

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

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

Council Bill 24-0586


Certified as duly passed this 18 day of November, 2024

  
\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,  
this 18 day of November, 2024

  
\_\_\_\_\_  
Chief Clerk

Approved this 27th day of November, 2024

  
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Mayor, Baltimore City

Approved for Form and legal Sufficiency  
This 22nd Day of November, 2024.

  
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Chief Solicitor