

**CITY OF BALTIMORE  
ORDINANCE         
Council Bill 19-0398**

Introduced by: President Scott, Councilmember Bullock  
At the request of: University of Maryland Baltimore, UMB Health Sciences Research Park  
Corporation, and BioPark Fremont LLC

Address: c/o Alyssa Domzal, Esquire, Ballard Spahr LLP, 300 East Lombard Street, 18<sup>th</sup> Floor, Baltimore, Maryland 21202

Floor, Baltimore, Maryland  
Telephone: 410-528-5510

Introduced and read first time: June 17, 2019

Assigned to: Housing and Urban Affairs Committee

## Committee Report: Favorable with amendments

### **Council action: Adopted**

Read second time: August 19, 2019

## AN ORDINANCE CONCERNING

## **Urban Renewal – Poppleton – Amendment 15**

FOR the purpose of amending the Urban Renewal Plan for Poppleton to modify the boundaries of the Renewal Plan to remove certain properties, to revise certain exhibits to the Plan to reflect the change in the boundaries and to delete a certain exhibit, and to conform, clarify, or correct certain references in the Plan; 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 18-243 18-184.

An amendment to the Urban Renewal Plan for Poppleton is necessary to modify the boundaries of the Renewal Plan to remove certain properties, to revise certain exhibits to the Plan to reflect the change in the boundaries and to delete a certain exhibit, and to conform, clarify, or correct certain references in the 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.

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

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

6           (1) In the Plan, in A.1., delete the boundary description paragraph and substitute the  
7           following to read as follows:

8           A. Description of Project

9            1. Boundary Description

10           THE BOUNDARY DESCRIPTION OF THE PLAN IS SHOWN ON EXHIBIT 1,  
11           “EXISTING LAND USE”, DATED JUNE 10 JULY 11, 2019.

12           (2) In the Plan, amend C.6. to read as follows:

13           C. Techniques used to Achieve Plan Objectives

14            6. Zoning

15           All appropriate provisions of the Zoning [Ordinance] CODE of Baltimore City  
16           shall apply to properties in the Poppleton project area. Existing zoning in the  
17           area is shown on Exhibit 4A, Existing Zoning Districts. [In order to  
18           implement the Urban Renewal Plan, certain district changes as designated in  
19           the Existing Urban Renewal Plan Zoning Changes Map, Exhibit 4B, will be  
20           required. These changes will require amendment to the Zoning Ordinance  
21           which will be initiated during the execution of the Plan.]

22           (3) In the Plan, delete Exhibit 4B.

23           (4) Replace ~~existing exhibits, Exhibit 1, “Existing Land Use”; Exhibit 2, “Acquisition”;~~  
24           ~~Exhibit 3, “Disposition”, and Exhibit 4A, “Existing Zoning Districts”, with the~~  
25           ~~attached replacement exhibits, each of which is dated June 10, 2019.~~

26           Replace all the remaining exhibits with the following:

27           Exhibit 1, “Existing Land Use”, dated July 11, 2019

28           Exhibit 2, “Acquisition”, dated June 10, 2019

29           Exhibit 3, “Disposition”, dated June 10, 2019

30           Exhibit 4, “Existing Zoning Districts”, dated July 11, 2019.

31       **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Urban Renewal Plan for Poppleton,  
32       amended by this Ordinance and identified as “Urban Renewal Plan, Poppleton, revised to include  
33       Amendment 15 dated June 17, 2019”, is approved. The Department of Planning shall file a copy  
34       of the amended Urban Renewal Plan with the Department of Legislative Reference as a  
35       permanent public record, available for public inspection and information.

**Council Bill 19-0398**

1       **SECTION 3. AND BE IT FURTHER ORDAINED**, That if any provision of this Ordinance or the  
2 application of this Ordinance to any person or circumstance is held invalid for any reason, the  
3 invalidity does not affect any other provision or any other application of this Ordinance, and for  
4 this purpose the provisions of this Ordinance are declared severable.

5       **SECTION 4. AND BE IT FURTHER ORDAINED**, That if any provision of this Ordinance  
6 concerns the same subject as a provision of any zoning, building, electrical, plumbing, health,  
7 fire, or safety law or regulation, the applicable provisions shall be construed to give effect to  
8 each. However, if the provisions are found to be in irreconcilable conflict, the one that  
9 establishes the higher standard for the protection of the public health and safety prevails. If a  
10 provision of this Ordinance is found to be in conflict with an existing provision of any other law  
11 or regulation that establishes a lower standard for the protection of the public health and safety,  
12 the provision of this Ordinance prevails and the other conflicting provision is repealed to the  
13 extent of the conflict.

14       **SECTION 5. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is  
15 enacted.

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

---

President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

---

Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

---

Mayor, Baltimore City