

**CITY OF BALTIMORE
COUNCIL BILL 19-0398
(First Reader)**

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, 18th Floor, Baltimore, Maryland 21202
Telephone: 410-528-5510

Introduced and read first time: June 17, 2019

Assigned to: Housing and Urban Affairs Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Department of Housing and Community Development, Department of Public Works, Commission for Historical and Architectural Preservation, Baltimore Development Corporation, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Poppleton –**
3 **Amendment ___**

4 FOR the purpose of amending the Urban Renewal Plan for Poppleton to modify the boundaries of
5 the Renewal Plan to remove certain properties, to revise certain exhibits to the Plan to reflect
6 the change in the boundaries and to delete a certain exhibit, and to conform, clarify, or correct
7 certain references in the Plan; waiving certain content and procedural requirements; making
8 the provisions of this Ordinance severable; providing for the application of this Ordinance in
9 conjunction with certain other ordinances; and providing 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 Poppleton was originally approved by the Mayor and City
17 Council of Baltimore by Ordinance 75-837 and last amended by Ordinance 18-243.

<p>Explanation: CAPITALS indicate matter added to existing law. [Brackets] indicate matter deleted from existing law.</p>
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1 An amendment to the Urban Renewal Plan for Poppleton is necessary to modify the
2 boundaries of the Renewal Plan to remove certain properties, to revise certain exhibits to the Plan
3 to reflect the change in the boundaries and to delete a certain exhibit, and to conform, clarify, or
4 correct certain references in the Plan.

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

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

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

12 A. Description of Project

13 1. Boundary Description

14 THE BOUNDARY DESCRIPTION OF THE PLAN IS SHOWN ON EXHIBIT 1,
15 "EXISTING LAND USE", DATED JUNE 10, 2019.

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

17 C. Techniques used to Achieve Plan Objectives

18 6. Zoning

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

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

27 (4) Replace existing exhibits, Exhibit 1, "Existing Land Use"; Exhibit 2, "Acquisition";
28 Exhibit 3, "Disposition"; and Exhibit 4A, "Existing Zoning Districts", with the
29 attached replacement exhibits, each of which is dated June 10, 2019.

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

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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.