

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 24-0586

Introduced by: Councilmember Stokes
At the request of: Sommerset Jefferson, LLC
Address: c/o Brooke A. Hutchins, Esquire
25 South Charles Street, 21st Floor
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Introduced and read first time: September 16, 2024

Assigned to: Ways and Means Committee

Committee Report: Favorable

Council action: Adopted

Read second time: November 4, 2024

AN ORDINANCE CONCERNING

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

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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)

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.

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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 Oldtown Mall are approved:

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

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

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

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

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.

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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



Mayor, Baltimore City

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

Elena R. DiPietro

Chief Solicitor