

**CITY OF BALTIMORE  
COUNCIL BILL 08-0117  
(First Reader)**

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Introduced by: The Council President  
At the request of: The Administration (Department of Housing and Community Development)  
Introduced and read first time: May 5, 2008  
Assigned to: Urban Affairs and Aging Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Department of Public Works, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 style="text-align:center">**Urban Renewal – Key Highway –**  
3 style="text-align:center">**Amendment \_**

4 FOR the purpose of amending the Urban Renewal Plan for Key Highway to amend certain  
5 development area controls for Development Area A; waiving certain content and procedural  
6 requirements; making the provisions of this Ordinance severable; providing for the  
7 application of this Ordinance in conjunction with certain other ordinances; and providing for  
8 a special effective date.

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

14 style="text-align:center">**Recitals**

15 The Urban Renewal Plan for Key Highway was originally approved by the Mayor and City  
16 Council of Baltimore by Ordinance 86-622 and last amended by Ordinance 04-829.

17 An amendment to the Urban Renewal Plan for Key Highway is necessary to amend certain  
18 development area controls for Development Area A.

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

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

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

**Council Bill 08-0117**

1 (1) In the Plan, amend III.C. Development Area A 4) to read as follows:

2 Development Area A.

3 4) Coverage: Building coverage on the platform and fast land areas may not exceed  
4 the following percentages of the existing aggregate of those areas:

5 a) Grade to El. [36] 58 feet: 65%

6 b) El. [36] 58 feet to El. 150 feet: 30%

7 c) El. 150 feet to El. 390 feet: 16%

8 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Urban Renewal Plan for Key  
9 Highway, as amended by this Ordinance and identified as “Urban Renewal Plan, Key Highway,  
10 revised to include Amendment \_\_, dated May 5, 2008”, is approved. The Department of Planning  
11 shall file a copy of the amended Urban Renewal Plan with the Department of Legislative  
12 Reference as a permanent public record, available for public inspection and information.

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

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

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

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