

**CITY OF BALTIMORE  
COUNCIL BILL 09-0317  
(First Reader)**

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Introduced by: Councilmembers Young, Branch  
At the request of: Homes for America, Inc., TRF Development Partners, and Jubilee Baltimore, Inc.

Address: c/o Ryan J. Potter, Esquire, Gallagher Evelius & Jones, LLP, 218 North Charles Street, Suite 400, Baltimore, Maryland 21202  
Telephone: 410-951-1404

Introduced and read first time: April 20, 2009

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 **Urban Renewal – Greenmount West –**  
3 **Amendment \_**

4 FOR the purpose of amending the Urban Renewal Plan for Greenmount West to amend certain  
5 exhibits to reflect the change of zoning, upon approval by separate ordinance, for the  
6 property known as 1500 Greenmount Avenue; waiving certain content and procedural  
7 requirements; making the provisions of this Ordinance severable; providing for the  
8 application of this Ordinance in conjunction with certain other ordinances; and providing for  
9 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 Greenmount West was originally approved by the Mayor and  
17 City Council of Baltimore by Ordinance 78-699 and last amended by Ordinance 03-538.

18 An amendment to the Urban Renewal Plan for Greenmount West is necessary to amend  
19 Exhibits 1 and 4 of the Urban Renewal Plan to reflect the change of zoning, upon approval by  
20 separate ordinance, for the property known as 1500 Greenmount Avenue.

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

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

**Council Bill 09-0317**

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 Greenmount West are approved:

- 3           (1) Upon approval of rezoning by separate ordinance, amend Exhibit 1, “Land Use Plan”,  
4           to reflect the change in use category for the property known as 1500 Greenmount  
5           Avenue, from Office (Public) to Office-Residential.
- 6           (2) Upon approval of rezoning by separate ordinance, amend Exhibit 4, “Zoning  
7           Districts”, to reflect the change of zoning for the property known as 1500  
8           Greenmount Avenue, from the O-R-3-P Zoning District to the O-R-3 Zoning District.

9       **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Greenmount  
10 West, as amended by this Ordinance and identified as “Urban Renewal Plan, Greenmount West,  
11 revised to include Amendment \_\_, dated April 20, 2009”, is approved. The Department of  
12 Planning shall file a copy of the amended Urban Renewal Plan with the Department of  
13 Legislative Reference as a permanent public record, available for public inspection and  
14 information.

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

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

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

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