
CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG
Mayor



DEPARTMENT OF LAW
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October 21, 2020

The Honorable President and Members
of the Baltimore City Council
Attn: Natawna B. Austin, Executive Secretary
Room 409, City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 20-0490 Urban Renewal – Carroll Camden – Renewal Area
Designation and Urban Renewal Plan

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 20-0490 for form and legal sufficiency. The bill repeals the existing Carroll Camden Urban Renewal Plan and replaces it.

Section 2-6(g)(l) of Article 13 of the City Code requires that any change to an Urban Renewal Plan be made by ordinance. This bill is the appropriate mechanism for repealing the Carroll Camden Urban Renewal Plan (the "Plan"). *See, e.g., Mayor and City Council of Baltimore v. Neighborhood Rentals, Inc.*, 170 Md. App. 671, 683 (2006) (nothing "prohibits, either expressly or impliedly, a future city council from lengthening or shortening the life of [any Urban Renewal] Plan or terminating it altogether.").

The existing plan requires a hearing and notice of that hearing to certain community groups on this bill prior to its passage. Carroll Camden UR Plan, p. 17 ¶ G.

The bill establishes the new Urban Renewal Plan for the area, changing the boundaries of the existing plan, identifies a new list and map of disposition properties, recommends rezoning of some properties, prohibits certain uses, maintains design and rehabilitation standards and adds a waiver provision from those standards and provides for a duration of the plan of ten years.

The bill is generally consistent with Section 2-6, Article 13 of the City Code, including the requirement that any zoning changes contemplated by the UR be approved by a separate zoning ordinance. *See*, City Code, Art. 13, § 2-6 d (7).

The amendments recommended by the Planning Commission and the amendments recommended in the Planning staff report (four of which are the same) pose no legal impediment.

The Law Department therefore is prepared to approve the bill for form and legal sufficiency.

Sincerely,



Ashlea H. Brown
Assistant Solicitor

cc: Dana Moore, Acting City Solicitor
Matt Stegman, Mayor's Legislative Liaison
Caylin Young, President's Legislative Director
Elena DiPietro, Chief Solicitor, General Counsel Division
Hilary Ruley, Chief Solicitor
Victor Tervalá, Chief Solicitor