

**CITY OF BALTIMORE  
COUNCIL BILL 14-0391  
(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: June 2, 2014  
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, Commission for Historical and Architectural Preservation, 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 – Coldstream Homestead Montebello –**  
3 **Amendment \_\_**

4 FOR the purpose of amending the Urban Renewal Plan for Coldstream Homestead Montebello to  
5 reauthorize the acquisition of properties within the Project Area; waiving certain content and  
6 procedural requirements; making the provisions of this Ordinance severable; providing for  
7 the application of this Ordinance in conjunction with certain other ordinances; and providing  
8 for 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 **Recitals**

15 The Urban Renewal Plan for Coldstream Homestead Montebello was originally approved by  
16 the Mayor and City Council of Baltimore by Ordinance 77-289 and last amended by Ordinance  
17 11-446.

18 An amendment to the Urban Renewal Plan for Coldstream Homestead Montebello is  
19 necessary to reauthorize the Plan’s powers of acquisition and condemnation so that these actions  
20 may legally continue, in compliance with § 12-105.1 of the Real Property Article of the  
21 Annotated Code of Maryland.

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

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

**Council Bill 14-0391**

1       **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
2 following change in the Urban Renewal Plan for Coldstream Homestead Montebello is approved:

3           (1) In the Plan, amend C.1.c. to read as follows:

4                   C. Techniques Used to Achieve Plan Objectives

5                           1. Acquisition

6                                   . . . .

7                                   c. The authority to acquire the Properties within the Project Area is expressly  
8 confirmed and reauthorized through and including [December 31, 2014]  
9 DECEMBER 31, 2018.

10       **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Coldstream  
11 Homestead Montebello, as amended by this Ordinance and identified as “Urban Renewal Plan,  
12 Coldstream Homestead Montebello, revised to include Amendment \_\_, dated June 2, 2014”, is  
13 approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan  
14 with the Department of Legislative Reference as a permanent public record, available for public  
15 inspection and information.

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

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

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

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