



## BILL SYNOPSIS

**Committee: Economic and Community Development**

**Bill: 22-0226**

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### Urban Renewal - Charles North - Renewal Area Designation and Urban Renewal Plan

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**Sponsor:** Councilmember Stokes

**Introduced:** April 25, 2022

**Purpose:**

For the purpose of repealing the existing Charles/North Revitalization Area Urban Renewal Plan and replacing it by designating as a "Renewal Area" an area situated in Baltimore City, Maryland known as Charles North, bounded generally by Falls Road on the west, West Lanvale Street and Interstate 83 on the south, Calvert Street and Hargrove Street on the east, and West 22nd Street and West 23rd Street on the north; establishing the objectives of the Urban Renewal Plan; establishing permitted land uses in the Renewal Area; providing that where there might be conflict between the provisions of the Urban Renewal Plan and the provisions of any Planned Unit Development, the provisions of the Planned Unit Development control; providing review requirements and controls for all plans for new construction; providing that the provisions of the Baltimore City Zoning Code apply to the properties in the Urban Renewal Area; establishing controls for off-street parking facilities; authorizing the conditions for acquisition of properties in the Urban Renewal Area; providing for review by the Department of Housing and Community Development of development or rehabilitation plans in the Urban Renewal Area with respect to their conformance with the provisions of the Urban Renewal Plan; providing for community notification of any permit application for the development or redevelopment of any property within the boundaries of the Urban Renewal Area; creating disposition lots and providing for specific controls on specific lots; providing for the term of the Urban Renewal Plan; providing for community review of all proposed amendments to the Urban Renewal Plan; making provisions of this Ordinance severable; approving appendices and exhibits to the Urban Renewal Plan; waiving certain content and procedural requirements; providing for the application of the



Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

**Effective:** The date of enactment.

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**Agency Reports**

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| City Solicitor  |              |
| Department of Housing and Community Development         |              |
| Baltimore Development Corporation                       |              |
| Department of Public Works                              |              |
| Department of Transportation                            | No Objection |
| Planning Commission                                     |              |
| Commission on Historical and Architectural Preservation |              |
| Board of Municipal Zoning Appeals                       |              |

**Analysis**

**Current Law**

Article 13 - Housing and Urban Renewal; Section 2-6; Baltimore City Code; (Edition 2000)

**Background**

Urban Renewal Plans (URP), which are adopted by the Mayor and City Council, set forth redevelopment goals, design guidelines, land use restrictions, as well as authority for property acquisition and disposition. URPs are often used by urban centers to generate financing for community improvements and the creation of jobs and income.

The Maryland Annotated Code requires all Urban Renewal Plans (URPs) that have designated properties for acquisition and disposition that have not yet been acted upon to be expressly confirmed and reauthorized every four years, for the life of the URP. The Oliver Urban Renewal Plan was established in 1971 via Ordinance 71-1071 and last amended 18-196. Any changes to the URP must be approved by the Mayor and City Council.

Bill 22-0226 proposes to amend the current Urban Renewal Plan to:

- Update the existing language to match the current Baltimore City Zoning Code

- Remove antiquated language that no longer reflects actual neighborhood conditions; and
- Clarify land use provisions and design guidelines.

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### **Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Reporting Agencies, Bill 22-0226

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