
CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



DEPARTMENT OF LAW

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October 11, 2024

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

Re: Mayor and City Council Resolution 24-0583 – The 2024 Comprehensive Master Plan for
the City of Baltimore

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 24-0583 for form and legal sufficiency. The bill will enact a Comprehensive Master Plan, in which state law requires that every ten years a home rule charter jurisdiction address several topics, including stewardship of land, water and air, population and development growth and design, transportation and housing. Md. Code, Land Use, §§ 1-201; 1-405; 1-416, 1-417. It must also contain several elements, including development regulations, housing, sensitive areas, transportation and water resources, as well as mineral resources, if applicable. Md. Code, Land Use, § 1-406.

The City's Charter gives the duty of creation and revision of the Master Plan to the City's Planning Commission, which must have a public hearing on the plan, "reasonable notice of which shall be given in the neighborhood of the properties affected and by publication in a newspaper of general circulation in Baltimore City." City Charter, Art. VII, § 72(g), (h).

After adoption of a master plan, or any of its components, the plan can be revised "only by a resolution of the Commission, carried by the affirmative vote of not less than six members of the Commission, or by ordinance adopted by the City Council by the affirmative vote of not less than three-fourths of its members." City Charter, Art. VII, § 74(c). If a comprehensive master plan is not timely adopted, the City may not change the zoning classification of any property. Md. Code, Land Use, § 1-418.

There is an inaccuracy in a citation in the recital section, that should be corrected by inserting the Title reference. An amendment is attached to this report.

The Law Department can approve this bill for form and legal sufficiency so long as it was properly advertised and is adopted by City Council with an affirmative vote of at least 12 members.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Hilary Ruley". The signature is fluid and cursive, with a prominent initial "H" and a long, sweeping underline.

Hilary Ruley
Chief Solicitor

cc: Ebony M. Thompson, Acting City Solicitor
Nina Themelis, Mayor's Office of Government Relations
Elena DiPietro, Chief Solicitor, General Counsel Division
Ashlea Brown, Chief Solicitor
Michelle Toth, Assistant Solicitor
Desiree Lucky, Assistant Solicitor

AMENDMENTS TO COUNCIL BILL 24-0583
(1st Reader Copy)

Proposed by: Law Dep't
{To be offered to the Ways and Means Committee}

Amendment No. 1 (correct legal citation)

On page 1, in line 9, after “Subtitle 4,” insert “OF TITLE 1”