

**CITY OF BALTIMORE  
COUNCIL BILL 18-0245  
(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: May 14, 2018  
Assigned to: Housing and Urban Affairs 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, Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 style="text-align:center">**Urban Renewal – Park Heights –**  
3 style="text-align:center">**Amendment \_**

4 FOR the purpose of amending the Urban Renewal Plan for Park Heights to reauthorize the  
5 acquisition of properties within the Project Area and to remove certain properties from the  
6 list in Appendix B; waiving certain content and procedural requirements; making the  
7 provisions of this Ordinance severable; providing for the application of this Ordinance in  
8 conjunction with certain other ordinances; and providing 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 style="text-align:center">**Recitals**

15 The Urban Renewal Plan for Park Heights was originally approved by the Mayor and City  
16 Council of Baltimore by Ordinance 08-93 and last amended by Ordinance 14-297.

17 An amendment to the Urban Renewal Plan for Park Heights is necessary to reauthorize the  
18 Plan's powers of acquisition and condemnation so that these actions may legally continue, in  
19 compliance with § 12-105.1 of the Real Property Article of the Annotated Code of Maryland, and  
20 to remove certain properties from the list in Appendix B.

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

24 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
25 following changes in the Urban Renewal Plan for Park Heights are approved:

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

**Council Bill 18-0245**

1 (1) In the Plan, amend Section C.1.d. to read as follows:

2 C. Techniques Used to Achieve Plan Objectives

3 1. Acquisition

- 4 . . . .
- 5 d. The authority to acquire the Properties within the Project Area is expressly
- 6 confirmed and reauthorized through and including [December 31, 2018]
- 7 DECEMBER 31, 2022.

8 (2) In the Plan, in Appendix B, under “**Scattered Sites**”, delete the following from the  
9 list of properties:

10	4500 Reisterstown Road	3193 001
11	3402 Saint Ambrose Ave	3301 119
12	4253 Park Heights Ave	3307A 022
13	2617 Violet Ave	3327A 034
14	4223 Pimlico Road	3347F 021
15	4225 Pimlico Road	3347F 022
16	4435 Pall Mall Road	3350 018
17	2932 Oakford Ave	3350D 036
18	3321 W Belvedere Ave	4580 004
19	4921 Park Heights Ave	4612 008
20	4846 Pimlico Road	4616 098E
21	3100 Oakford Ave	4629 001
22	4826 Lanier Ave	4798 045
23	2915 Woodland Ave	4804 026

24 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Urban Renewal Plan for Park Heights,  
25 as amended by this Ordinance and identified as “Urban Renewal Plan, Park Heights, revised to  
26 include Amendment \_\_, dated May 14, 2018”, is approved. The Department of Planning shall file  
27 a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a  
28 permanent public record, available for public inspection and information.

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

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

38 **SECTION 5. AND BE IT FURTHER ORDAINED**, That if a provision of this Ordinance concerns  
39 the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or  
40 safety law or regulation, the applicable provisions shall be construed to give effect to each.  
41 However, if the provisions are found to be in irreconcilable conflict, the one that establishes the

**Council Bill 18-0245**

1 higher standard for the protection of the public health and safety prevails. If a provision of this  
2 Ordinance is found to be in conflict with an existing provision of any other law or regulation that  
3 establishes a lower standard for the protection of the public health and safety, the provision of  
4 this Ordinance prevails and the other conflicting provision is repealed to the extent of the  
5 conflict.

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