



## Legislation Details (With Text)

**File #:** 20-0565      **Version:** 0      **Name:** Urban Renewal - Park Heights - Amendment \_  
**Type:** Ordinance      **Status:** Enacted  
**File created:** 7/20/2020      **In control:** City Council  
**On agenda:**      **Final action:** 12/2/2020  
**Enactment date:**      **Enactment #:** 20-445

**Title:** Urban Renewal - Park Heights - Amendment \_  
 For the purpose of amending the Urban Renewal Plan for Park Heights to amend certain exhibits to reflect the change of zoning, upon approval by separate ordinance, for the properties known as known as 3215 West Belvedere Avenue (Block 4582, Lot 018), 3317-3323 West Belvedere Avenue (Block 4580, Lots 003, 004, 005), 5101-5103 Denmore Avenue (Block 4582, Lots 019 and 020), 5100 Denmore Avenue (Block 4580, Lot 001), and Block 4580, Lots 038 and 039-055; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

**Sponsors:** Sharon Green Middleton  
**Indexes:** Amendment, Urban Renewal

**Code sections:**

**Attachments:** 1. 20-0565~1st Reader, 2. Planning 20-0565, 3. Certifications & Notices to Property Owners & Comm. Assoc. 20-0565, 4. Law 20-0565, 5. DPW 20-0565, 6. HCD 20-0565, 7. DOT 20-0565, 8. BDC 20-0565, 9. 2nd Reader Amendments 20-0565, 10. 20-0565~3rd Reader, 11. Signed Ordinance 20-0565

Date	Ver.	Action By	Action	Result
12/7/2020	0	Mayor	Signed by Mayor	
11/16/2020	0	City Council	Approved and Sent to the Mayor	
11/2/2020	0	City Council	3rd Reader, for final passage	
11/2/2020	0	Housing and Urban Affairs Committee	Recommended Favorably with Amendment	
10/27/2020	0	Housing and Urban Affairs Committee	Recommended Favorably with Amendment	Pass
9/21/2020	0	Housing and Urban Affairs Committee	Scheduled for a Public Hearing	
7/23/2020	0	The City Council	Refer to Dept. of Transportation	
7/23/2020	0	The City Council	Refer to City Solicitor	
7/23/2020	0	The City Council	Refer to Planning Commission	
7/23/2020	0	The City Council	Refer to Dept. of Housing and Community Development	
7/23/2020	0	The City Council	Refer to Commission for Historical & Architectural Preservation	
7/23/2020	0	The City Council	Refer to Baltimore Development Corporation	
7/23/2020	0	The City Council	Refer to Dept. of Public Works	
7/20/2020	0	City Council	Assigned	

7/20/2020

0

City Council

Introduced

**Explanation:** Capitals indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

\* **Warning:** This is an unofficial, introductory copy of the bill.  
The official copy considered by the City Council is the first reader copy.

## Introductory\*

### City of Baltimore Council Bill

Introduced by: Councilmember Middleton

At the request of: Park West Health Systems, Inc.

Address: c/o Caroline L. Hecker, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South  
Charles Street, Suite 2115, Baltimore, Maryland 21201

Telephone: 410-727-6600

#### A Bill Entitled

An Ordinance concerning

#### **Urban Renewal - Park Heights - Amendment**

For the purpose of amending the Urban Renewal Plan for Park Heights to amend certain exhibits to reflect the change of zoning, upon approval by separate ordinance, for the properties known as known as 3215 West Belvedere Avenue (Block 4582, Lot 018), 3317-3323 West Belvedere Avenue (Block 4580, Lots 003, 004, 005), 5101-5103 Denmore Avenue (Block 4582, Lots 019 and 020), 5100 Denmore Avenue (Block 4580, Lot 001), and Block 4580, Lots 038 and 039-055; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

By authority of

Article 13 - Housing and Urban Renewal

Section 2-6

Baltimore City Code

(Edition 2000)

#### Recitals

The Urban Renewal Plan for Park Heights was originally approved by the Mayor and City Council of Baltimore by Ordinance 08-9 and last amended by Ordinance 18-194.

An amendment to the Urban Renewal Plan for Park Heights is necessary to amend certain exhibits to reflect the change of zoning, upon approval by separate ordinance, for the properties known as known as 3215 West Belvedere Avenue (Block 4582, Lot 018), 3317-3323 West Belvedere Avenue (Block 4580, Lots 003, 004, 005), 5101-5103 Denmore Avenue (Block 4582, Lots 019 and 020), 5100 Denmore Avenue (Block 4580, Lot 001), and Block 4580, Lots 038 and 039-055.

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

**Section 1. Be it ordained by the Mayor and City Council of Baltimore,** That the following changes in the Urban Renewal Plan for Park Heights are approved:

- (1) Upon approval of rezoning by separate ordinance, amend Exhibit 1B, "Land Use Plan", to reflect the change in use category for the properties known as known as 3215 West Belvedere Avenue (Block 4582, Lot 018), 3317-3323 West Belvedere Avenue (Block 4580, Lots 003, 004, 005), 5101-

5103 Denmore Avenue (Block 4582, Lots 019 and 020), 5100 Denmore Avenue (Block 4580, Lot 001), and Block 4580, Lots 038 and 039-055 from Residential to Office-Residential.

- (2) Upon approval of rezoning by separate ordinance, amend Exhibit 4B, “Zoning Districts”, to reflect the change of zoning for the properties known as known as 3215 West Belvedere Avenue (Block 4582, Lot 018), 3317-3323 West Belvedere Avenue (Block 4580, Lots 003, 004, 005), 5101-5103 Denmore Avenue (Block 4582, Lots 019 and 020), 5100 Denmore Avenue (Block 4580, Lot 001), and Block 4580, Lots 038 and 039-055 from the R-6 Zoning District to the OR-1 Zoning District.

**Section 2. And be it further ordained,** That the Urban Renewal Plan for Park Heights, as amended by this Ordinance and identified as “Urban Renewal Plan, Park Heights, revised to include Amendment \_\_, dated July 20, 2020”, is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a permanent public record, available for public inspection and information.

**Section 3. And be it further ordained,** That if the amended Urban Renewal Plan approved by this Ordinance in any way fails to meet the statutory requirements for the content of a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal plan, those requirements are waived and the amended Urban Renewal Plan approved by this Ordinance is exempted from them.

**Section 4. And be it further ordained,** That if any provision of this Ordinance or the application of this Ordinance to any person or circumstance is held invalid for any reason, the invalidity does not affect any other provision or any other application of this Ordinance, and for this purpose the provisions of this Ordinance are declared severable.

**Section 5. And be it further ordained,** That if a provision of this Ordinance concerns the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or safety law or regulation, the applicable provisions shall be construed to give effect to each. However, if the provisions are found to be in irreconcilable conflict, the one that establishes the higher standard for the protection of the public health and safety prevails. If a provision of this Ordinance is found to be in conflict with an existing provision of any other law or regulation that establishes a lower standard for the protection of the public health and safety, the provision of this Ordinance prevails and the other conflicting provision is repealed to the extent of the conflict.

**Section 6. And be it further ordained,** That this Ordinance takes effect on the date it is enacted.