



Legislation Details (With Text)

**File #:** 23-0358      **Version:** 0      **Name:** Urban Renewal - Key Highway - Amendment 4  
**Type:** Ordinance      **Status:** Withdrawn  
**File created:** 2/27/2023      **In control:** Baltimore City Council  
**On agenda:**      **Final action:** 12/7/2023  
**Enactment date:**      **Enactment #:**

**Title:** Urban Renewal - Key Highway - Amendment 4  
For the purpose of amending the Urban Renewal Plan for Key Highway to revise the boundaries of the plan to remove a certain property, to strike certain related development area controls, and to amend certain Exhibits to reflect the changes in the Plan; 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:** Eric T. Costello  
**Indexes:** Amendment, Urban Renewal

**Code sections:**

**Attachments:** 1. 23-0358~1st Reader, 2. BDC 23-0358

Date	Ver.	Action By	Action	Result
12/7/2023	0	Baltimore City Council	Withdrawn	
3/2/2023	0	Baltimore City Council	Refer to Commission for Historical & Architectural Preservation	
3/2/2023	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals	
3/2/2023	0	Baltimore City Council	Refer to Baltimore Development Corporation	
3/2/2023	0	Baltimore City Council	Refer to Dept. of Public Works	
3/2/2023	0	Baltimore City Council	Refer to Dept. of Transportation	
3/2/2023	0	Baltimore City Council	Refer to Planning Commission	
3/2/2023	0	Baltimore City Council	Refer to City Solicitor	
3/2/2023	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
2/27/2023	0	Baltimore City Council	Assigned	
2/27/2023	0	Baltimore 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 Costello  
At the request of: c/o Joseph R. Woolman III, J.R. Woolman, LLC

Address: 145 West Ostend Street, Suite 600, Baltimore, Maryland 21230  
Telephone: (612) -389-0659

## A Bill Entitled

An Ordinance concerning

### **Urban Renewal - Key Highway - Amendment 4**

For the purpose of amending the Urban Renewal Plan for Key Highway to revise the boundaries of the plan to remove a certain property, to strike certain related development area controls, and to amend certain Exhibits to reflect the changes in the Plan; 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 Key Highway was originally approved by the Mayor and City Council of Baltimore by Ordinance 88-622 and last amended by Ordinance 11-532.

An amendment to the Urban Renewal Plan for Key Highway is necessary to revise the boundaries of the plan to remove a certain property, to strike certain related development area controls, and to amend certain Exhibits to reflect the changes in the Plan.

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 Key Highway are approved:

(1) In the Plan, strike Section I.A. in its entirety and substitute:

“A. Boundary Description.

The boundary description of the Plan is show outlined in red on Exhibit A, (“Boundary”), dated February 27, 2023.”.

(2) In the Plan, strike all references to “Development Area D-2”; and, in Section III.C. strike beginning with “Development Area D-2” down through and including “on the skyline” in its entirety.

(3) Replace Exhibit A, “Boundary”, dated February 9, 2011, Exhibit B, “Development Area”, dated October 19, 2011, Exhibit C, “Land Use”, dated February 9, 2011, Exhibit D, “Existing Zoning”, dated February 9, 2011, Exhibit E, “Pedestrian Access”, dated February 9, 2011, and Exhibit F “Proposed Zoning”, dated October 19, 2011, with new Exhibit A, “Boundary”, Exhibit B, “Development Area”, Exhibit C, “Land Use”, Exhibit D, “Existing Zoning”, Exhibit E, “Pedestrian Access”, and Exhibit F “Proposed Zoning”, all dated February 27, 2023, to reflect the removal of the property known as 1302 Key Highway from the Project area.

**Section 2. And be it further ordained,** That the Urban Renewal Plan for Key Highway, as amended by this Ordinance and identified as “Urban Renewal Plan, Key Highway, revised to include Amendment 4, dated

February 27, 2023”, 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.













