



Legislation Text

File #: 17-0108, Version: 0

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 Schleifer

At the request of: Blue Ocean Realty

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21202

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A Bill Entitled

An Ordinance concerning

Urban Renewal - Mt. Washington Village Business Area - Amendment

For the purpose of amending the Urban Renewal Plan for Mt. Washington Village Business Area to modify the boundaries of the Renewal Plan, to delete certain provisions of the Plan pertaining to powers of acquisition and condemnation made obsolete by § 12-105.1 of the Real Property Article of the Annotated Code of Maryland, to revise certain Exhibits to reflect the boundary modifications of the Plan and to reflect a change in zoning, upon approval by separate Ordinance, for a portion of the property known as 1700 South Road, and to delete a certain Exhibit made obsolete by § 12-105.1 of the Real Property Article of the Annotated Code of Maryland; 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 Mt. Washington Village Business Area was originally approved by the Mayor and City Council of Baltimore by Ordinance 76-194.

An amendment to the Urban Renewal Plan for Mt. Washington Village Business Area is necessary to modify the boundaries of the Renewal Plan, to delete certain provisions of the Plan pertaining to powers of acquisition and condemnation made obsolete by § 12-105.1 of the Real Property Article of the Annotated Code of Maryland, to revise certain Exhibits to reflect the boundary modifications of the Plan and to reflect a change in zoning, upon approval by separate Ordinance, for a portion of the property known as 1700 South Road, and

to delete a certain Exhibit made obsolete by § 12-105.1 of the Real Property Article of the Annotated Code of Maryland.

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 Mt. Washington Business Area are approved:

(1) In the Plan, amend the second paragraph of A.1. to read as follows:

A. Project Description

1. Boundary Description

....

Thence running in a southeasterly direction crossing Kelly Avenue in a straight line and binding on that line, to a point formed by the intersection of the western right-of-way line of Kelly Avenue and the southern right-of-way line of Sulgrave Avenue; thence running easterly along the southern right-of-way line of Kelly Avenue and binding on that line to a point of intersection with the [eastern] northern and western property line of Lot [5] 1, Ward 27, Section 17, Block 4700-A; thence running in an easterly direction in a straight line and binding on that line, across South Road to a point formed by the intersection of the south right-of-way line of South Road with the western property line of Lot 6, Ward 27, Section 17, Block 4706-E;

...

(2) In the Plan, amend A.3.a. to read as follows:

A. Project Description

3. Types of Proposed Renewal Action

a. [Acquisition of properties, disposition and redevelopment] Redevelopment;

(3) In the Plan, delete C.1.a.b. and c. in their entirety, and delete the letter d. in C.1.d.

(4) In the Plan, amend Exhibit 1, “Land Use Plan”, to reflect the modification of the boundary of the Renewal Area, and amend the Exhibit, upon approval of rezoning by separate ordinance, to reflect the change in land use for a portion of the property known as 1700 South Road, from Residential to Office-Residential.

(5) In the Plan, amend Exhibit 4, “Zoning Districts”, to reflect the modification of the boundary of the Renewal Area, and amend the Exhibit, upon approval of rezoning by separate ordinance, to reflect the change in zoning for a portion of the property known as 1700 South Road.

(6) In the Plan, delete Exhibit 2, “Property Acquisition” in its entirety.

(7) In the Plan, amend Exhibit 3, “Land Disposition”, to reflect the modification of the boundary of the Renewal Area.

Section 2. And be it further ordained, That the Urban Renewal Plan for Mt. Washington Village Business Area, as amended by this Ordinance and identified as “Urban Renewal Plan, Mt. Washington Village Business

Area, revised to include Amendment __, dated July 17, 2017”, 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.