

URBAN RENEWAL PLAN
MONDAWMIN TRANSIT STATION

DISCLAIMER:

The following document has been prepared in an electronic format which permits direct printing of the document on 8.5 by 11 inch dimension paper.

If the reader intends to rely upon provisions of this Urban Renewal Plan for any lawful purpose, please refer to the ordinances, amending ordinances and minor amendments relevant to this Urban Renewal Plan.

While reasonable effort will be made by the Baltimore City Department of Planning to maintain current status of this document, the reader is advised to be aware that there may be an interval of time between the adoption of any amendment to this document, including amendment(s) to any of the exhibits or appendix contained in the document, and the incorporation of such amendment(s) in the document.

By printing or otherwise copying this document, the reader hereby agrees to recognize this disclaimer.

URBAN RENEWAL PLAN
MONDAWMIN TRANSIT STATION URBAN RENEWAL AREA

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
BALTIMORE, MARYLAND

ORIGINALLY APPROVED BY
THE MAYOR AND CITY COUNCIL OF BALTIMORE

BY ORDINANCE NO. 1026

MAY 24, 1979

Note: Ordinance No. 1009, dated July 2, 1987, which approved Amendment No. 6 to the Park Heights Urban Renewal Plan, deleted the properties at 3200, 3230, 3300, 3310, and 3312 Reisterstown Road and 2811 and 2815 Druid Park Drive and incorporated these properties within the boundaries of the Park Heights Urban Renewal Area.

TABLE OF CONTENTS
URBAN RENEWAL PLAN
M ONDAWMIN TRANSIT STATION AREA

	<u>Paragraph Reference</u>	<u>Page</u>
PROJECT DESCRIPTION	A.	1
Boundary Description	A.1.	1
Objectives and Reasons for the Various Provisions of this Plan	A.2.	2
LAND USE PLAN	B.	3
Permitted Land Uses	B.1.	3
Residential	B.1.a.	3
Neighborhood Business	B.1.b.	3
Community Business	B.1.c.	3
Community Commercial	B.1.d.	3
Industrial	B.1.e.	3
Public	B.1.f.	3
Non-Conforming	B.1.g.	3
Non-Complying	B.1.h.	3
Regulations, Controls, and Restrictions	B.2.	4
Provisions Applicable to All Land and Property to be Acquired	B.2.a.	4
Provisions Applicable to All Land and Property Not to be Acquired	B.2.b.	5
TECHNIQUES USED TO ACHIEVE PLAN OBJECTIVES	C.	6
Acquisition	C.1.	6
Rehabilitation	C.2.	7
Relocation	C.3.	8
Review of Development	C.4.	9
Land Disposition	C.5.	9
Zoning	C.6.	10
DURATION OF PROVISIONS AND REQUIREMENTS	D.	10
PROCEDURES FOR CHANGES IN APPROVED PLAN	E.	10
SEPARABILITY	F.	11

APPENDIX A: Non-Conforming Uses

APPENDIX B: Non-Complying Uses

EXHIBITS

Land Use Plan Map, dated as revised July 2, 1987

Property Acquisition Map, dated as revised July 2, 1987

Land Disposition Map, dated as revised July 2, 1987

Zoning Districts Map, dated as revised July 2, 1987



A. PROJECT DESCRIPTION

1. Boundary Description

Beginning for the same at the point formed by the intersection of the eastern right-of-way line of the Western Maryland Railway and the northern right-of-way line of Gwynns Falls Parkway; thence running in a southerly direction, binding on an extended straight line of the eastern right-of-way line of the Western Maryland Railway, to a point of intersection with the southern right-of-way line of Gwynns Falls Parkway; thence running in a southwesterly direction on the southern right-of-way line of said Gwynns Falls Parkway to a point of intersection with the eastern right-of-way line of the Western Maryland Railway; thence running in a southerly direction, binding on the eastern right-of-way line of said Western Maryland Railway, to a point of intersection with the southern boundary of Lots 3A and 7, Block 3262-D; thence running in an easterly direction, binding on the southern boundary of said Lots 3A and 7, to a point of intersection with the eastern right-of-way line of North Warwick Avenue; thence running in a northerly direction, binding on the eastern right-of-way line of said North Warwick Avenue, to a point of intersection with the southern right-of-way line of Gwynns Falls Parkway; thence running in an easterly direction, binding on the southern right-of-way line of said Gwynns Falls Parkway, to a point of intersection with the western right-of-way line of North Pulaski Street; thence running in a southerly direction binding on the western right-of-way line of said North Pulaski Street, to a point of intersection with an extended straight line of the northwestern right-of-way line of the first 10 foot alley; thence running in a northeasterly direction, binding on the northwestern right-of-way line of said 10 foot alley which forms the southeastern boundary of Lots 1 through 9, Block 3265, crossing North Monroe Street and continuing on the northwestern right-of-way line of the first 15 foot alley, to a point of intersection with the northeastern right-of-way line of the second 10 foot alley; thence running in a southeasterly direction, binding on the northeastern right-of-way line of said 10 foot alley, crossing Bryant Avenue and Whittier Avenue to a point of intersection with the southeastern right-of-way line of said Whittier Avenue; thence running in a southwesterly direction, binding on the southeastern right-of-way line of said Whittier Avenue, to a point of intersection with the northeastern right-of-way line of the first 15 foot alley; thence running in a southeasterly direction, binding on the northeastern right-of-way line of said 15 foot alley to a point of intersection with the northwestern right-of-way line of Elgin Avenue; thence running in a northeasterly direction, binding on the northwestern right-of-way line of said Elgin Avenue, crossing Reisterstown Road and continuing on the northwestern right-of-way line of Ruskin Avenue to a point of intersection with the southwestern right-of-way line of the first 10 foot alley; thence running in a northwesterly direction, binding on the southwestern right-of-way line of said 10 foot alley, crossing Orem Avenue, Whittier Avenue, and Bryant Avenue, to a point of intersection with the southwestern right-of-way line of the first 16 foot alley; thence running in a northeasterly direction, binding on the southwestern right-of-way line of said 16 foot alley, which forms the southeastern boundary of Lots 1 through 11E, Block 3241, continuing to a point of intersection with the southwestern right-of-way line of Woodbrook Avenue; thence running in a northwesterly direction, binding on the southwestern right-of-way line of said Woodbrook Avenue, to a point of intersection with the southeastern right-of-way line of Gwynns Falls Parkway; thence running in a southwesterly direction, binding on the southeastern right-of-way line of said Gwynns Falls Parkway, to a point of intersection with an extended straight line of the southwestern right-of-way line of Woodbrook Avenue; thence running in a northwesterly direction, crossing Gwynns Falls Parkway and binding on the southwestern right-of-way line of said Woodbrook Avenue, continuing to a point of intersection with the southeastern right-of-way line of the first 16 foot alley; thence running in a southwesterly direction, binding on the southeastern right-of-way line of said 16 foot alley, to a point of intersection with an extended straight line of the northeastern right-of-way line of the second 16 foot alley; thence running in a northwesterly direction, binding on the northeastern right-of-way line of said 16 foot alley, crossing Westbury Avenue and continuing to a point of intersection with the southeastern right-of-way line of the third 16 foot alley; thence running in a northeasterly direction, binding on the southeastern right-of-way line of said 16 foot alley, to a point of intersection with the southwestern right-of-way line of said Woodbrook Avenue, crossing Liberty Heights Avenue and coming to a point of intersection with the northwestern right-of-way line of Liberty Heights Avenue; thence running in a southwesterly direction, crossing Reisterstown Road, to a point of intersection with the southwestern right-of-way line of said Reisterstown Road; thence running in a northwesterly direction, binding on the southwestern right-of-way line of Reisterstown Road, crossing Tioga Parkway, Ocala Avenue, Anoka Avenue, Wichita Avenue and continuing to a point of intersection with the southeastern right-of-way line of Chowan Avenue; thence running in a southwesterly direction, binding on the southeastern right-of-way line of said Chowan Avenue to a point of intersection with the first 15 foot alley; thence running in a northwesterly direction, binding on the southwestern right-of-way line of said 15 foot alley

to a point of intersection with the southeastern right-of-way line of Wahaton Avenue; thence running in a southwesterly direction, binding on the southeastern right-of-way line of Wahaton Avenue to a point of intersection with the southeastern right-of-way line of Towanda Avenue; thence running in a southeasterly direction, binding on the southeastern right-of-way line of Towanda Avenue, to a point of intersection with an extended straight line of the northwestern boundary of Lot 1, Block 3257; thence running in a southwesterly and southerly direction binding on the northwestern and western boundary of said Lot 1, Block 3257, to a point of intersection with the northeastern right-of-way line of Liberty Heights Avenue; thence running in a northwesterly direction, binding on the northeastern right-of-way line of said Liberty Heights Avenue, to a point of intersection with an extended straight line of the northwestern boundary of Lot 1, Block 3262-A; thence running in a southwesterly direction, crossing Liberty Heights Avenue and binding on the northwestern boundary of said Lot 1, to a point of intersection with the northeastern right-of-way line of the first 15 foot alley; thence running in a southeasterly direction, binding on the northeastern right-of-way line of said 15 foot alley, crossing Burleith Avenue and continuing in a straight line to a point of intersection with the western right-of-way line of Tioga Parkway; thence running in a southwesterly and southerly direction, binding on the western right-of-way line of said Tioga Parkway, crossing West Forest Park Avenue, Fairview Avenue and continuing to a point of intersection with the northern right-of-way line of Gwynns Falls Parkway; thence running in a westerly direction, binding on the northern right-of-way line of Gwynns Falls Parkway to the point of beginning.

2. Objectives and Reasons for the Various Provisions of this Plan

- a. the correction of existing blighting influences and the protection of existing, stable residential and non-residential development in the Mondawmin Transit Station Area from future blighting influences;
- b. the encouragement of active, pedestrian-oriented uses that have low parking requirements in the Mondawmin Transit Station Area and in particular, the encouragement of pedestrian-oriented uses that are directed towards patrons of the rapid transit line;
- c. the resolution of current and projected transportation deficiencies in the Mondawmin Transit Station Area, including, but not limited to, adequate transit station parking, street capacity, and safe pedestrian movement;
- d. the provision of a basis for an application to the Federal Urban Mass Transit Administration for financial assistance in the implementation of a joint development/value capture project in which the added value for new development and revitalization which results from the development of planned public transit facilities is secured for the benefit of the revitalization of the community within the context of a comprehensive plan;
- e. the formulation of standards which shall be applied to public improvements and current and future development within the Mondawmin Transit Station Area to enhance the aesthetics and quality of life in the communities adjacent to the transit station;
- f. the acquisition of certain properties within the project area in conjunction with the value capture project;
- g. the provision of improved neighborhood shopping facilities both through new construction and through rehabilitation;
- h. the provision of housing resources for low and moderate income persons, families and the elderly through new construction and rehabilitation;
- i. the provision of public facilities such as street and utility improvements, recreation and park areas, plazas, public walkways, and street and walkway furniture;

- j. the preservation and improvement of Gwynns Falls Parkway as a continuous landscaped boulevard between Longwood Street and Druid Hill Park.

B. LAND USE PLAN

1. Permitted Land Uses

Only the use categories shown on the Land Use Plan Map, Exhibit No. 1, shall be permitted with the project area. These are Residential, Neighborhood Business, Community Business, Community Commercial, Public, and Industrial. In addition certain uses, for the most part mixed uses, will be permitted to continue subject to provisions governing non-conforming and non-complying uses set forth in Sections B.1.g. and B.1.h. below.

- a. Residential - Residential uses shall be those permitted by the Zoning Ordinance of Baltimore City. The Zoning Districts Map, Exhibit 4, indicates the applicable Zoning Districts.
- b. Neighborhood Business - In the area designated as Neighborhood Business on the Land Use Plan Map, the uses listed under the B-1 category of the Zoning Ordinance of Baltimore City shall be permitted.
- c. Community Business - In the area designated Community Business on the Land Use Map, the uses listed under the B-2 category of the Zoning Ordinance of Baltimore City shall be permitted; except that the following uses shall not be permitted: poultry and rabbit killing establishments, community correction centers, exhibit rooms, pawn shops, blood donor centers (other than hospital or Red Cross sponsored centers), bowling alleys, dance halls, display rooms for mail order sales, newspaper distribution agencies, skating rinks, massage parlors, pool halls.
- d. Community Commercial - In the area designated as Community Commercial on the Land Use Plan Map, the uses listed under the B-3 category of the Zoning Ordinance of Baltimore City shall be permitted, except that the following uses shall not be permitted: amusement establishments, building supplies and lumber, blood donor centers (other than hospital or Red Cross sponsored centers), cartage and express facilities, contractor and construction shops and yards (except those which are affiliated with the MTA rapid transit construction), display rooms for mail ordered sales, fuel and ice sales, highway maintenance shops and yards, model slot car racing centers, palmists, massage parlors, horse stables, liquor and package good stores, garages and lots for bus and transit vehicles.
- e. Industrial - Industrial uses permitted shall be those permitted by the Zoning Ordinance of Baltimore City. The Zoning Districts Map, Exhibit 4, indicates the applicable zoning districts.
- f. Public - In the area designated Public on the Land Use Plan Map, uses shall be limited to parks, playgrounds, plazas, and malls; active and passive recreation; schools and related educational facilities; neighborhood centers; public offices; libraries; fire houses; cemeteries; parking; transit stations and transit related facilities; other public facilities.
- g. Non-Conforming - A non-conforming use is any lawfully existing use of a building or other structure, or of land which does not conform to the applicable use regulations of the district in which it is located according to the Zoning Ordinance of Baltimore City. The non-conforming uses listed in Appendix A of this Plan and indicated on Exhibit 4, Zoning Districts Map, are uses which will become non-conforming as a result of the enactment of an ordinance adopting the zoning proposals indicated on Exhibit 4. Also listed on Appendix A and shown on Exhibit 4 are

existing non-conforming uses which will continue to be non-conforming after the enactment of an ordinance adopting the zoning proposals listed on Exhibit 4. The non-conforming uses listed in Appendix A, and other non-conforming uses which exist or may be legally established between the date of the survey on which the list in Appendix A is based and the date of approval of this Plan by the Mayor and City Council of Baltimore, shall be permitted to continue, subject to the provisions of the Zoning Ordinance of Baltimore City governing non-conforming uses.

h. Non-Complying - A non-complying use is any lawfully existing use of a building or other structure, or land, which does not comply with the land use regulations of this Plan. The non-complying uses listed in Appendix B of this Plan, or other non-complying uses which exist or may be legally established between the date of the survey on which the list in Appendix B is based and the date of approval of this Plan by the Mayor and City Council of Baltimore, shall be permitted to continue for an indefinite period of time, except that:

(1) Any non-complying land use which is discontinued for a period exceeding 12 months shall not be reestablished.

(2) No change in the permanent physical members of a structure, such as bearing walls, columns, beams, or girders, or no substantial change in the roof or in the exterior walls shall be made in or to a building or structure except those required by law or except to make the building and use thereof conform to the regulations of this Plan.

(3) No non-complying land use shall be changed to any other non-complying land use.

2. Regulations, Controls and Restrictions

a. Provisions Applicable to All Land and Property to be Acquired - The following regulations, controls, and restrictions will be implemented where applicable by covenants, or other provisions in the agreements for land disposition and instruments of conveyance executed pursuant thereto:

(1) General Provisions

(a) No building, structure, or parking area shall be constructed over an easement within the Project Area without the prior consent of the Commissioner of the Department of Housing and Community Development and the Director of the Department of Public Works.

(b) No materials shall be stored or permitted to remain outside buildings. No waste material, refuse, or garbage shall be permitted to remain outside buildings except as permitted by the Baltimore City regulations regarding containers for garbage; the areas for such containers shall be properly screened from adjacent properties and public streets and alleys.

(c) Landscape treatment encompasses the planting of any, all, or a combination of the following: trees, shrubs, ground cover, grass, flowers. The amount of landscape treatment should be determined by the nature of the development and should serve to improve the utility of the site, enhance building design, and soften and relieve the environmental and visual impact of the development. Landscaping of public uses shall be designed so as to separate pedestrian rights-of-way from vehicular rights-of-way. All screening and landscaping shall be maintained in good condition. Missing or dying trees along Gwynns Falls Parkway shall be replaced with trees that have similar growth characteristics. Landscaping along Gwynns Falls Parkway will be used to upgrade the parkway effect on Gwynns Falls Parkway.

- (d) Exterior ventilation equipment or any mechanical equipment placed outside of a building, including on the roof, shall be effectively screened.
- (e) Except as otherwise provided in specific lot controls, no signs other than those identifying the structure upon which they are installed or identifying the use conducted therein shall be permitted. No sign shall extend above the roof line or parapet wall of the building to which it is attached; no sign shall project more than 12 inches from the building to which it is attached. New free-standing signs shall not be permitted. No animated or pulsating signs shall be permitted. The total area of exterior signs for each building shall not exceed in gross area one (1) foot times the street frontage, in feet, of the building except that signs not exceeding six (6) square feet in area erected for the purpose of directing motorists to the entrance or exit points of off-street parking areas shall be permitted when attached to a fence, screening wall or building wall and shall not be included in the total area calculated for exterior signs. Signs designating Rapid Transit Stations shall be exempt from the above sign requirements.
- (f) Parking spaces and effective screening from public streets and adjacent properties shall be provided according to the requirements established by the Zoning Ordinance of Baltimore City, or in such lesser amount as may be approved by the Commissioner of the Department of Housing and Community Development and authorized by the Board of Municipal and Zoning Appeals as a Special Exception or Variance. The number of parking spaces associated with each use shall not exceed the minimum number required by the Zoning Ordinance of Baltimore City unless additional parking spaces are specifically approved by the Commissioner of the Department of Housing and Community Development.
- (g) The Redeveloper shall not enter into, execute, or be a party to any covenant, agreement, lease, deed, assignment, conveyance, or any other written instrument which restricts the sale, lease, use or occupancy of the property or any part thereof or any improvement placed thereon, upon the basis of national origin, race, religion, sex or color. Such agreement or covenant providing for this nondiscrimination provision shall be included in the instruments and the City of Baltimore shall be deemed a beneficiary of such covenants and shall be entitled to enforce them. The Redeveloper shall comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation.

b. Provisions Applicable to All Land and Property Not to be Acquired

(1) General Provisions - The provisions of Section B.1. (Permitted Land Uses) above shall apply to all properties not to be acquired within the project area. The provisions of Section B.2.a. shall apply as appropriate to properties not currently proposed to be acquired by this Plan if the owners thereof acquire adjacent project land made available by the Department of Housing and Community Development under the provisions of this Plan.

(2) New Construction, Exterior Rehabilitation, Change in Use, and/or Demolition - All plans for new construction, demolition, and change in use of any building on any property in the Mondawmin Transit Station Area shall be submitted to the Department of Housing and Community Development for review. Such review shall be concerned with, but not necessarily limited to, urban design standards, site planning, architectural treatment, materials, colors, building construction, landscape design, access, signs, lighting, elevation, servicing, streets, and

sidewalks. Only upon finding that the proposed plans are consistent with the objectives stated in Section A.2. of this Plan, and the land use is appropriate, shall the Commissioner of the Department of Housing and Community Development authorize the processing of the plans for issuance of the necessary permit(s). The Commissioner may, upon finding that the proposed plans are inconsistent with the objectives stated in Section A.2. of this Plan, deny the issuance of a permit. If the Commissioner denies the issuance of a demolition permit, he shall within 90 days of such denial, seek approval of the Board of Estimates to acquire for and on behalf of the Mayor and City Council of Baltimore the property, in whole or in part, on which said demolition was to have occurred, by purchase, lease, condemnation, gift, or other legal means. In the event that the Board of Estimates does not authorize the acquisition, the Commissioner, without delay, shall issue the demolition permit. The provisions of this Section are in addition to, and not in lieu of, all other applicable laws and ordinances.

C. TECHNIQUES USED TO ACHIEVE PLAN OBJECTIVES

1. Acquisition

a. Purposes for Acquiring Properties Within the Project Area

Properties designated for acquisition on the Property Acquisition Map, Exhibit 2, will be acquired either for clearance and redevelopment, for rehabilitation, or for public facilities.

b. Conditions Under Which Properties Not Designated for Acquisition May Be Acquired

(1) Non-Salvable and Non-Compliance with Provisions - It may be necessary to acquire by purchase or by condemnation for urban renewal purposes the fee simple interest or any lesser interest in and to such of the remaining properties or portions thereof in the Mondawmin Transit Station Urban Renewal Area not specifically designated for acquisition on the Property Acquisition Map, Exhibit 2, as may be deemed necessary and proper by the Commissioner of the Department of Housing and Community Development to effect the proper implementation of the project. This may include:

- (a) Any property in the Project Area containing a non-salvable structure, i.e. a structure which in the opinion of the Commissioner of the Department of Housing and Community Development cannot be economically rehabilitated.
- (b) Any property the owner of which is unable or unwilling to comply or conform to the codes and ordinances of Baltimore City within 12 months from the date of written notice of the required improvements, the Department of Housing and Community Development, after due consideration that the property owner has failed to achieve substantial conformity with the codes and ordinances of Baltimore City may acquire such property pursuant to the Eminent Domain Law of this State as if the property had originally been planned for acquisition after 90 days written notice to the owner. The Department of Housing and Community Development reserves the right to acquire any such non-complying property for a period of two (2) years from the date of said written 90 days notice by the Department of Housing and Community Development.

(2) Rehabilitation by the Department of Housing and Community Development or Others - It may be necessary to acquire by purchase or condemnation the fee simple interest, or any lesser interest in and to such of the remaining properties not specifically designated for acquisition on the Property Acquisition Map, Exhibit 2, in order to carry out rehabilitation by the Department of Housing and Community Development or for resale. These properties are being acquired because:

- (a) It is necessary to make residential structures available for use for low and moderate income families; or
- (b) Rehabilitation on a structure-by-structure basis is infeasible and assemblage of a group of properties is required to carry out the objectives set forth in this Plan; or
- (c) Rehabilitation of individual, scattered properties is necessary in order to remove blighting influences from otherwise sound residential blocks.

c. Actions to be Followed by the Department of Housing and Community Development Upon Acquisition of Properties

Upon the acquisition of properties, the Department of Housing and Community Development will either:

- (1) Demolish the structure or structures thereon and dispose of the land for redevelopment for uses in accordance with this Plan; or
- (2) Sell or lease the property subject to rehabilitation in conformance with the codes and ordinances of Baltimore City; or
- (3) Rehabilitate the property in conformance with the codes and ordinances of Baltimore City and dispose of property in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, property may be rented pending continuing sale efforts.

2. Rehabilitation

- a. Residential - Property rehabilitation shall comply with the codes and ordinances of the City of Baltimore.
- b. Commercial - Over and above the codes and ordinance of the City of Baltimore, the following additional standards shall be applied to all non-residential properties within the project area, whether vacant or occupied.
 - (1) All commercial property which is within 120 feet of the right-of-way line of Gwynns Falls Parkway and having more than 30% of their lots covered with a paving surface shall provide screening of the paved area by shrubbery of an evergreen type and no less than 3 feet 6 inches in height or other agreed upon screening as approved by the Commissioner of Housing and Community Development. Commercial properties when adjacent to residential properties will be effectively screened by walls of no less than 5 feet 6 inches in height.

- (2) Gas Stations and Auto Repair Shops: All outside storage of automobiles shall be restricted to three per service bay. Such storage area shall be effectively screened from view by fencing material of no less than 5 feet 6 inches in height.
- (3) Cleaning of masonry façades by means of sandblasting shall not be permitted.

c. Review of Rehabilitation Plans

- (1) Designs for all building improvements, modifications, repairs, rehabilitation or painting concerning the exterior of the existing buildings, their yards or their show windows, and for all signs, shall be submitted to the Commissioner of the Department of Housing and Community Development and written approval by the Department shall be required before proceeding with the work, within 45 days from the date of request.
- (2) The Commissioner of the Department of Housing and Community Development shall be concerned with all aspects of the designs affecting exterior appearance and in particular with the following:
 - Design of show windows and entrance area, including choice of materials and types of security devices;
 - Design of signs, methods of illumination, colors, materials, methods of suspension;
 - Condition of rear yard spaces; location of delivery signs;
 - Design of awnings and canopies;
 - All other exterior materials and colors;
 - Landscape materials and design

The Commissioner's review shall be guided by the property rehabilitation objectives and the property rehabilitation standards which, in general, provide that the original design of buildings shall be retained or restored, and that new elements shall be harmonious with existing elements of the same property and with adjacent properties.

3. Relocation

- a. The Department of Housing and Community Development assures that before individuals or families are displaced from their dwelling units due to the requirements of this Plan, standard housing within the displacees' financial means shall be provided. Residents living within the Project Area, if displaced through the requirements of this Plan, shall be given a priority by the Department of Housing and Community Development to any housing within the Project Area over which the Department has direct control.
- b. The Department of Housing and Community Development assures that before firms or individual businesses are displaced from their present location of operation due to the requirements of this Plan, standard commercial structures within the displacees' financial means, in or near the Project Area shall be identified. Businesses displaced because of the requirements of this Plan shall be given favorable consideration, but not necessarily priority, by the Department of Housing and Community Development in the review of commercial redevelopment proposals.

4. Review of Development

a. Department of Housing and Community Development Review

- (1) Land to be Acquired and Disposed of -- The Department of Housing and Community Development specifically reserves the right to review and approve the Redeveloper's plans and specifications for development or rehabilitation with respect to their conformance with the provisions of the Renewal Plan and in order to achieve harmonious development of the Project Area. The Department also reserves the right to refuse to approve any such drawings, plans or specifications that are not suitable or desirable, in its opinion, for aesthetic or functional reasons; and in so passing upon such drawings, plans and specifications, it shall have the right to take into consideration, but shall not be limited to, the suitability of the site plan, architectural treatment, building plans, elevations, material and color, construction details, access, parking, loading, landscaping, identification signs, exterior lighting, refuse collection details, streets, sidewalks and the harmony of the plans with the surrounding.

The Department of Housing and Community Development will fully utilize its Design Advisory Panel to work with developers in the achievement of high quality site, building, and landscape design.

- (2) Land Not to be Acquired -- Under the provisions of Section B.2.b., the Department of Housing and Community Development has the right to review all plans for new construction, exterior rehabilitation, change in use or demolition on any property not to be acquired.

- b. Community Review - The Department of Housing and Community Development shall submit to the Mondawmin Transit Station Planning Advisory Committee (MTRANSPAC), or its successor or its assignee, for its review and comment, the form and content of all proposals to redevelop land to be disposed of and the Preliminary and proposed Final Construction Plans for each disposition lot designated in this Plan. The Commissioner of the Department of Housing and Community Development shall also submit to the above named Committee, or its successor or its assignee, for its review and comment, the plans for construction, exterior rehabilitation, demolition, and change in use on any property not to be acquired. The MTRANSPAC, or its successor or its assignee, shall advise the Department of Housing and Community Development of its recommendations regarding the acceptability and/or priority of all plans and proposals. The written comments shall be transmitted to the Department of Housing and Community Development no later than 3 weeks after the proposals and/or plans have been submitted to the MTRANSPAC, or its successor or its assignee; otherwise, it is presumed that the proposals and/or plans are acceptable. The Commissioner of the Department of Housing and Community Development retains final authority to approve or disapprove all plans and to grant or withhold development priorities, disposing of redevelopment land through procedures established by the Department of Housing and Community Development.

5. Land Disposition

- a. Land and property interest acquired by the Mayor and City Council within the Project Area will be disposed of by sale, lease, conveyance, or transfer or other means available to the City, in accordance with the Land Disposition Map, Exhibit 3.

- b. The parcels shown on Exhibit 3 are schematic and approximate. The Department of Housing and Community Development shall have the right, in its discretion, to fix their precise boundaries and size. For purposes of disposition, the parcels, or lots as shown on Exhibit 3 may be subdivided or combined.
- c. Disposition of Project land will be in accordance with the Land Disposition Policy of the Department of Housing and Community Development. Where disposition parcels include surplus property acquired for the construction of the Phase I Rapid Transit System, disposition procedures shall be in accordance with the following provision of the General Agreement, dated June 18, 1976, between the Mass Transit Administration and the Mayor and City Council of Baltimore, as the same may be amended from time to time:

"IV-4.3. The Administration agrees that the future disposition of any excess portions of land acquired for the purpose of transit construction will be closely coordinated with the development and redevelopment programs of the City. Such coordination of disposition policy by the Administration with City development and redevelopment programs shall apply in each instance where excess land acquired by the Administration is disposed of for private, public, or semi-public development by others, whether by sale in fee simple or by ground lease, or by conveyance of air rights through sale or lease. The Administration further agrees that whenever such disposition of excess land occurs with urban renewal project areas designated by ordinance of the Mayor and City Council of Baltimore, applicable disposition agreements, leases and/or deeds executed between the Administration and others shall incorporate the disposition standards and regulations for development of such properties as established by the applicable urban renewal ordinances of the Mayor and City Council of Baltimore. The City agrees to coordinate the development of such urban renewal disposition standards, where such standards apply to properties acquired by the Administration, with the transit development and construction policies and plans of the Administration, and where applicable shall give due regard to policies and guidelines of the Urban Mass Transit Administration of the U.S. Department of Transportation."

6. Zoning -- All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties in the area. In order to execute the Urban Renewal Plan, zoning district changes as designated on Exhibit 4, Zoning Districts Map, will be required. Action to this effect will be initiated during the execution of the Plan.

D. DURATION OF PROVISIONS AND REQUIREMENTS

The Mondawmin Transit Station Urban Renewal Plan, as it may be amended from time to time, shall remain in full force and effect for a period of forty (40) years from the date of original adoption of this Renewal Plan by ordinance of the Mayor and City Council of Baltimore.

E. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Department of Housing and Community Development shall submit to the MTRANSPAC, or its successor, for its review and comments all proposed amendments to the Urban Renewal Plan no later than at the time the proposed amendments are submitted to the Director of the City Planning Department by the Department of Housing and Community Development. The written comments and recommendations from this review shall be submitted to the Department of Housing and Community Development no later than 3 weeks after they have been submitted to the MTRANSPAC, or its successor; otherwise, it is presumed the proposed changes are satisfactory. Prior to passage of any ordinance amending the Urban

Renewal Plan, a public hearing shall be held. The MTRANSPAC, or its successor, shall receive, at least ten days prior to such hearing, written notice of the time and place of such hearing. With respect to any land in the Project Area, previously disposed of by the City for use in accordance with the Urban Renewal Plan, the then owner of such land whose interests therein are materially affected by such changes shall receive at least ten days prior to such hearing written notice of the time and place of such hearing and information as to where a copy of the proposed amendments may be inspected.

F. SEPARABILITY

In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section or part in or of this Plan, or the application thereof to any person or circumstances is invalid, the remaining provisions and the application of such provisions to other persons or circumstances shall not be affected thereby, it being hereby declared that the remaining provisions of the Plan without the word, phrase, clause, sentence, paragraph, section or part, or the application thereof, so held invalid would have been adopted and approved.

Appendix A
Non-Conforming Uses

<u>Address</u>	<u>Use</u>
* 2409 Reisterstown Rd.	Grocery Store
* 2413 Reisterstown Rd.	Beauty Shop
2418 Reisterstown Rd.	Doctor's Office
* 2419 Reisterstown Rd.	Laundromat
* 2421 Reisterstown Rd.	Barber Shop
* 2425 Reisterstown Rd.	Donut Shop
* 2427 Reisterstown Rd.	Fashion Thrift Shop
* 2429 Reisterstown Rd.	Grocery Store
* 2431 Reisterstown Rd.	Drug Store
* 2433 Reisterstown Rd.	Sub Shop
* 2435 Reisterstown Rd.	Tax Service
* 2303 Tioga Parkway	Auto Repair Shop

* Properties indicated by an asterisk will become non-conforming when the zoning district changes indicated on Exhibit 4, Zoning Districts Map, are enacted by adoption of an amendment to the Zoning Ordinance of Baltimore City. Properties without an asterisk are non-conforming as of this appendix and will remain non-conforming after the adoption of said amendment to the Zoning Ordinance.

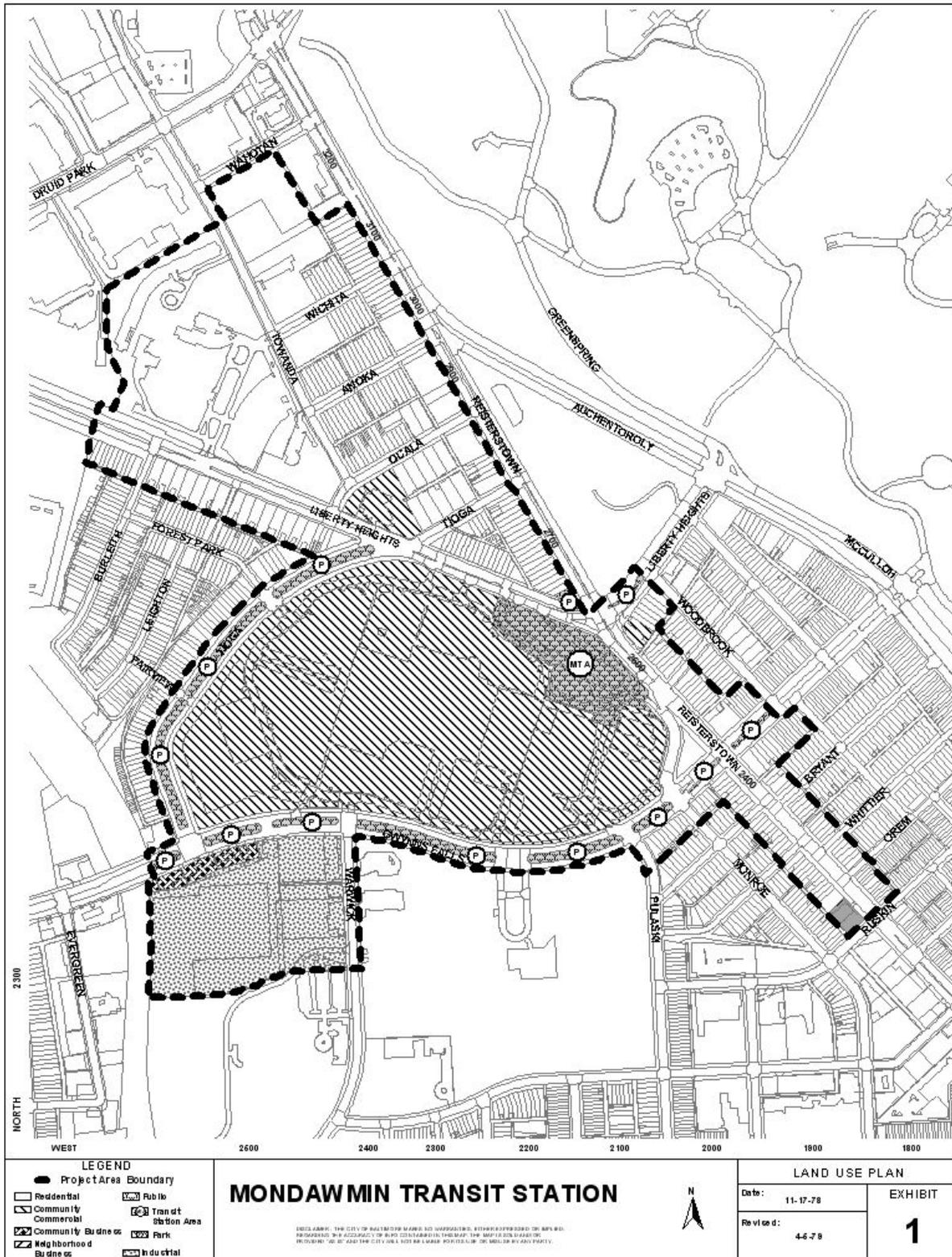
DATE: November 17, 1978
REVISED: April 5, 1979

Appendix B
Non-Complying Uses

<u>Address</u>	<u>Use</u>
2409 Reisterstown Rd.	Grocery Store
2413 Reisterstown Rd.	Beauty Shop
2418 Reisterstown Rd.	Doctor's Office
2419 Reisterstown Rd.	Laundromat
2421 Reisterstown Rd.	Barber Shop
2425 Reisterstown Rd.	Donut Shop
2427 Reisterstown Rd.	Fashion Thrift Shop
2428 Reisterstown Rd.	Grocery Store
2431 Reisterstown Rd.	Drug Store
2433 Reisterstown Rd.	Sub Shop
2435 Reisterstown Rd.	Tax Service
2303 Tioga Parkway	Auto Repair Shop

DATE: November 17, 1978
REVISED: April 5, 1979

Exhibit 1: LAND USE PLAN



LEGEND

Project Area Boundary	Public
Residential	Transit Station Area
Community	Park
Community Business	Industrial
Neighborhood Business	

MONDAWMIN TRANSIT STATION

DISCLAIMER: THE CITY OF BALTIMORE MAKES NO WARRANTY, REPRESENTATION OR WARRANTY OF ACCURACY OF ANY KIND IN THIS MAP. THE MAP IS TO BE USED FOR INFORMATIONAL PURPOSES ONLY AND THE CITY WILL NOT BE LIABLE FOR ANY LOSS OR DAMAGE TO ANY PARTY.



LAND USE PLAN	
Date:	11-17-78
Revised:	4-6-79
EXHIBIT	
1	

Exhibit 2: PROPERTY ACQUISITION

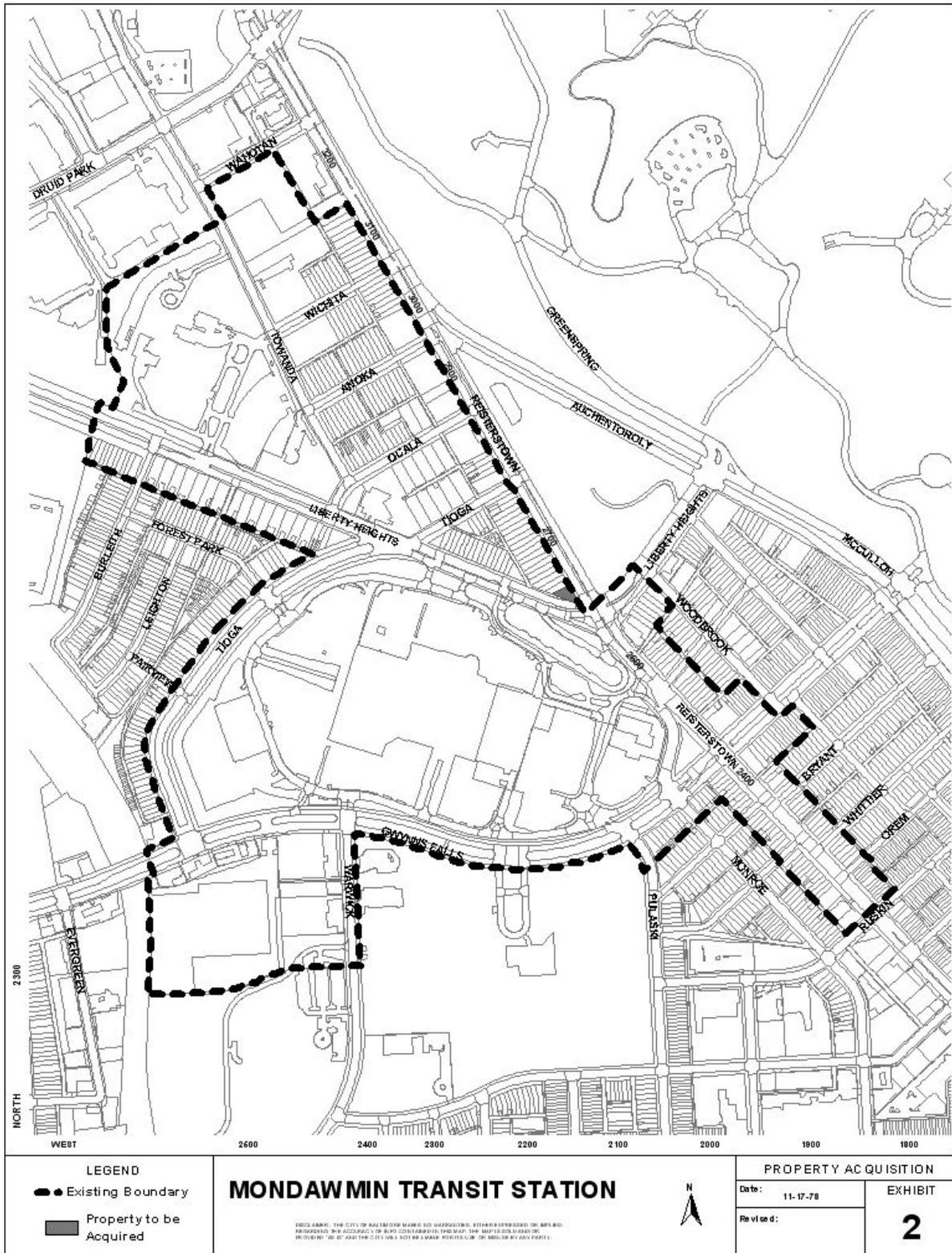


Exhibit 3: LAND DISPOSITION

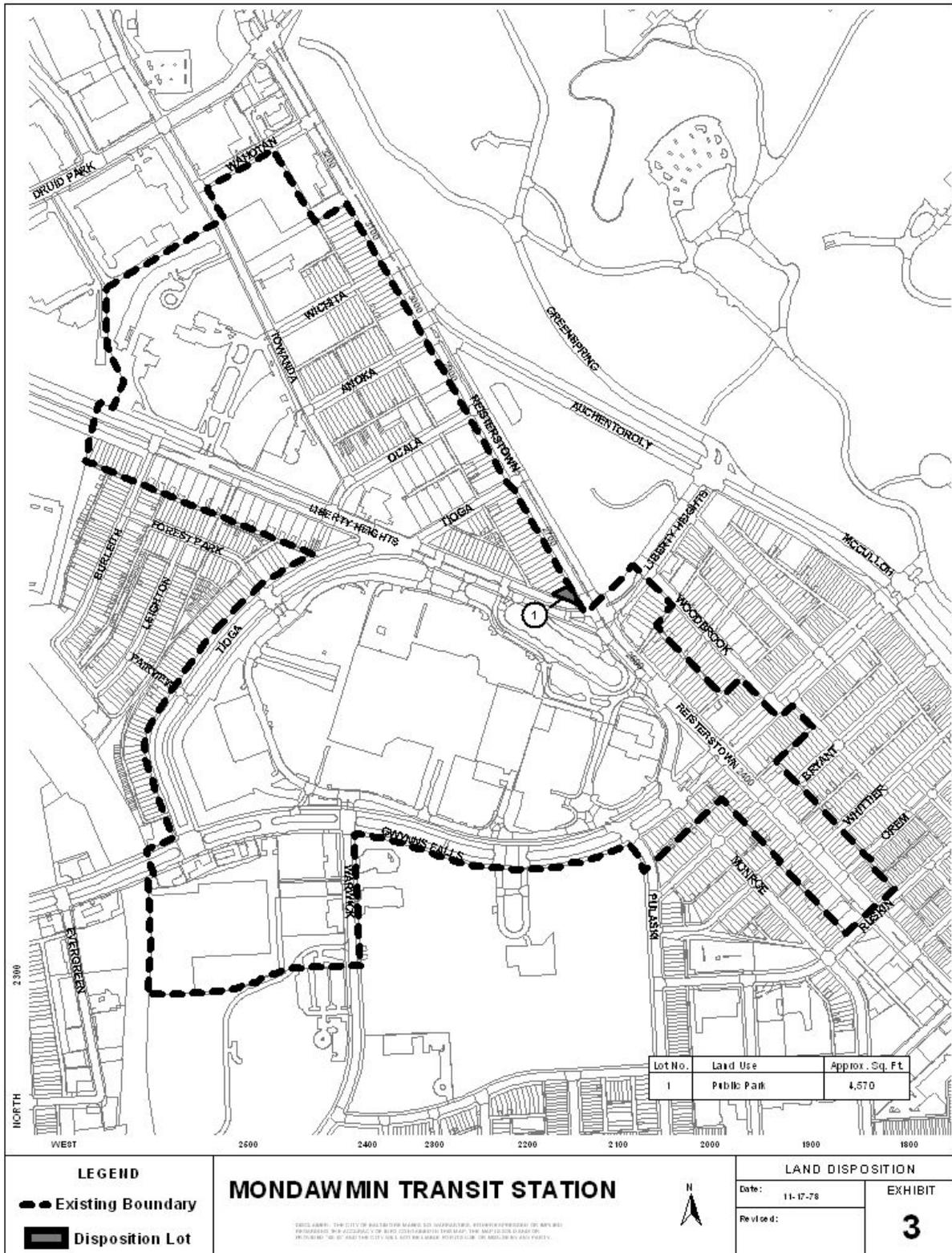


Exhibit 4: ZONING DISTRICTS

