

4. Initiation of Project

In order to initiate an urban renewal project, the legislative body of the municipality THE MAYOR AND ALDERMEN BY A TWO-THIRDS VOTE shall adopt a resolution which

(1) finds that one or more slum or blighted areas exist in such municipality;

(2) locates and defines the said slum or blighted areas;

(3) finds that the rehabilitation, redevelopment, or a combination thereof, of such area or areas, is necessary in the interest of the public health, safety, morals or welfare of the residents of such municipality.

5. Preparation and approval of Plan for Urban Renewal Project

(a) (1) *The municipality, in order to carry out the purposes of this sub-heading, shall prepare or cause to be prepared an urban renewal plan for slum or blighted areas in the municipality, and shall formally approve such plan. Prior to its approval of an urban renewal project, the municipality shall submit such plan to the planning body of the municipality, for review and recommendations as to its conformity with the master plan for the development of the municipality as a whole. The planning body shall submit its written recommendation with respect to the proposed urban renewal plan to the municipality within sixty days after receipt of the plan for review; upon receipt of the recommendations of the planning body or, if no recommendations are received within said sixty days, then without such recommendations, the municipality may proceed with a public hearing on the proposed urban renewal project. The municipality shall hold a public hearing on an urban renewal project after public notice thereof by publication in a newspaper having a general circulation within the corporate limits of the municipality. The notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the plan, and shall outline the general scope of the urban renewal project under consideration. Following such hearing, the municipality may approve an urban renewal project and the plan therefor if it finds that: (1) a feasible method exists for the location of any families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) the urban renewal plan substantially conforms to the master plan of the municipality as a whole; and (3) the urban renewal plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise.*

(2) NO ORIGINAL URBAN RENEWAL PLAN SHALL TAKE EFFECT UNTIL THIRTY DAYS AFTER THE COMPLETION OF THE PROCEDURE SET FORTH IN SECTION 5 (A) (1) OF THIS SUB-HEADING. IF DURING SUCH THIRTY DAY PERIOD A PETITION IS PRESENTED TO THE MAYOR AND ALDERMEN SIGNED BY TEN PERCENT OF THE QUALIFIED VOTERS OF THE CITY OF ANNAPOLIS REQUESTING A REFERENDUM OF THE ORIGINAL URBAN RENEWAL PLAN, THEN IT SHALL BE THE DUTY OF THE MAYOR AND ALDERMEN TO SUBMIT THE PLAN, FOR APPROVAL OR REJECTION, TO