

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 16-0638**

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Introduced by: Councilmember Mosby  
At the request of: North Avenue Gateway II, LP  
Address: c/o Caroline L. Hecker, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South  
Charles Street, Suite 21<sup>st</sup> Floor, Baltimore, Maryland 21201  
Telephone: 410-727-6600  
Introduced and read first time: March 14, 2016  
Assigned to: Urban Affairs and Aging Committee  
Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: May 16, 2016

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**AN ORDINANCE CONCERNING**

**Urban Renewal – Hilton North Business Area –  
Amendment 1**

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2  
3 FOR the purpose of amending the Urban Renewal Plan for Hilton North Business Area to amend  
4 Exhibit 4 of the Plan to reflect the change in zoning, upon approval by separate ordinance, for  
5 the properties known as 3000-3052 West North Avenue; waiving certain content and  
6 procedural requirements; making the provisions of this Ordinance severable; providing for  
7 the application of this Ordinance in conjunction with certain other ordinances; and providing  
8 for a special effective date.

9 BY authority of  
10 Article 13 - Housing and Urban Renewal  
11 Section 2-6  
12 Baltimore City Code  
13 (Edition 2000)

**Recitals**

15 The Urban Renewal Plan for Hilton North Business Area was originally approved by the  
16 Mayor and City Council of Baltimore by Ordinance 87-1148.

17 An amendment to the Urban Renewal Plan for Hilton North Business Area is necessary to  
18 reflect the change in zoning, upon approval by separate ordinance, for the properties known as  
19 3000-3052 West North Avenue.

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

**EXPLANATION:** CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
~~Strike out~~ indicates matter stricken from the bill by  
amendment or deleted from existing law by amendment.

**Council Bill 16-0638**

1       **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
2 following change in the Urban Renewal Plan for Hilton North Business Area is approved:

- 3           (1) Upon approval of rezoning, by separate ordinance, amend Exhibit 4, “Zoning  
4           Districts”, to reflect the change in zoning for the properties known as 3000-3052 West  
5           North Avenue, to the B-2-3 Zoning District.

6       **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Hilton North  
7 Business Area, as amended by this Ordinance and identified as “Urban Renewal Plan, Hilton  
8 North Business Area, revised to include Amendment 1, dated March 14, 2016”, is approved. The  
9 Department of Planning shall file a copy of the amended Urban Renewal Plan with the  
10 Department of Legislative Reference as a permanent public record, available for public  
11 inspection and information.

12       **SECTION 3. AND BE IT FURTHER ORDAINED,** That if the amended Urban Renewal Plan  
13 approved by this Ordinance in any way fails to meet the statutory requirements for the content of  
14 a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal  
15 plan, those requirements are waived and the amended Urban Renewal Plan approved by this  
16 Ordinance is exempted from them.

17       **SECTION 4. AND BE IT FURTHER ORDAINED,** That if any provision of this Ordinance or the  
18 application of this Ordinance to any person or circumstance is held invalid for any reason, the  
19 invalidity does not affect any other provision or any other application of this Ordinance, and for  
20 this purpose the provisions of this Ordinance are declared severable.

21       **SECTION 5. AND BE IT FURTHER ORDAINED,** That if a provision of this Ordinance concerns  
22 the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or  
23 safety law or regulation, the applicable provisions shall be construed to give effect to each.  
24 However, if the provisions are found to be in irreconcilable conflict, the one that establishes the  
25 higher standard for the protection of the public health and safety prevails. If a provision of this  
26 Ordinance is found to be in conflict with an existing provision of any other law or regulation that  
27 establishes a lower standard for the protection of the public health and safety, the provision of  
28 this Ordinance prevails and the other conflicting provision is repealed to the extent of the  
29 conflict.

30       **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
31 enacted.

**Council Bill 16-0638**

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Mayor, Baltimore City