

**CITY OF BALTIMORE  
COUNCIL BILL 16-0638  
(First Reader)**

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Introduced by: Councilmember Mosby

At the request of: North Avenue Gateway II, LP

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Telephone: 410-727-6600

Introduced and read first time: March 14, 2016

Assigned to: Urban Affairs and Aging Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Department of Public Works, Commission for Historical and Architectural Preservation, Baltimore Development Corporation, Department of General Services, Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Hilton North Business Area –**  
3 **Amendment \_**

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

10 BY authority of

11 Article 13 - Housing and Urban Renewal  
12 Section 2-6  
13 Baltimore City Code  
14 (Edition 2000)

15 **Recitals**

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

18 An amendment to the Urban Renewal Plan for Hilton North Business Area is necessary to  
19 reflect the change in zoning, upon approval by separate ordinance, for the properties known as  
20 3000-3052 West North Avenue.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

## Council Bill 16-0638

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

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

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

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

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

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

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

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