



# City of Baltimore

City Council  
City Hall, Room 408  
100 North Holliday Street  
Baltimore, Maryland 21202

## Legislation Text

File #: 16-0638, Version: 0

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

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COPY.  
INTRODUCTORY\*

CITY OF BALTIMORE  
COUNCIL BILL

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 21st Floor, Baltimore, Maryland 21201  
Telephone: 410-727-6600  
A BILL ENTITLED

AN ORDINANCE concerning  
**Urban Renewal - Hilton North Business Area - Amendment \_**  
FOR the purpose of amending the Urban Renewal Plan for Hilton North Business Area to amend Exhibit 4 of the Plan to reflect the change in zoning, upon approval by separate ordinance, for the properties known as 3000-3052 West North Avenue; 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 Hilton North Business Area was originally approved by the Mayor and City Council of Baltimore by Ordinance 87-1148.

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

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 change in the Urban Renewal Plan for Hilton North Business Area is approved:

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

SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for Hilton North Business Area, as amended by this Ordinance and identified as § Urban Renewal Plan, Hilton North Business Area, revised to include Amendment \_\_, dated March 14, 2016, 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.

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