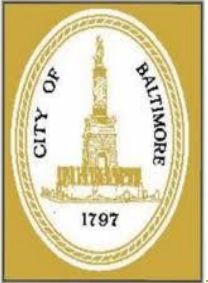


<b>FROM</b>	<b>NAME &amp; TITLE</b>	Jason W. Mitchell, Acting Director	CITY of <b>BALTIMORE</b>  <i>MEMO</i>	
	<b>AGENCY NAME &amp; ADDRESS</b>	Department of Public Works 600 Abel Wolman Municipal Building		
	<b>SUBJECT</b>	<b>City Council Bill 21-0056</b>		

June 17, 2021

**TO:**

Economic and Community Development Committee

I am herein reporting on City Council Bill 21-0056 introduced by Council Member Cohen, on behalf of Canton Dev, LLC.

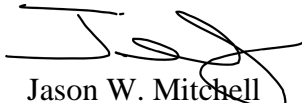
The purpose of the Bill is to amend the Urban Renewal Plan for the Canton Industrial Area to revise the boundary of the Plan that would remove a certain property; replace certain exhibits to reflect the change; waive certain content and procedural requirements; make the provisions of this Ordinance severable; provide for the application of this Ordinance in conjunction with certain other ordinances; and provide for a special effective date.

The Urban Renewal Plan for Canton Industrial Area was established under Ordinance 90-528 and was last amended by Ordinance 19-282. The Urban Renewal Plan was originally established to, among other things, retain the area for industrial uses along Boston Street and waterfront property for port- or marine-related activity. The intent was to protect the area as a job generating business area, and to protect water-dependent uses along Clinton Street and south of Boston Street. Since the originating legislation, the City has reconsidered uses in the Canton Industrial Area due to the nature of development in the Canton waterfront area. The protection line for waterfront industrial uses was shifted southerly to Danville Street, and office and mixed-use developments were built. Ordinance 11-548 added commercial use to the Urban Renewal Plan and included the permitted uses under the then B-2 Zoning District classification. Ordinance 19-282 amended the boundary to include a triangular-shaped property at the northwest corner of Boston and Haven Streets, which was formerly occupied by an oil refinery and operated by the Exxon company. It was a brownfield site that was cleaned up to support a mix of hotel, office, residential, and commercial uses.

The Honorable President and Members  
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City Council Bill 21-0056, if approved, would revise the boundary of the Plan to remove an approximately 0.6-acre parcel of land located at the northeast corner of the intersection of Boston and Ponca Streets, known as 4900 Boston Street. The property is currently used as a car rental facility and is zoned I-2. The intent of the Applicant is to remove the property from the Urban Renewal Plan so that it does not conflict with the Plan, and to support passage of the companion legislation (City Council Bill 21-0051) that would change the zoning of the property from the I-2 Zoning District to the IMU-2 Zoning District. The Applicant plans to clear the property and construct a drive-thru restaurant.

The Department of Public Works has no objection to the passage of City Council Bill 21-0056.



Jason W. Mitchell  
Acting Director

JWM/MMC