


FROM	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 17-0100		

DATE: August 22, 2017

TO

The Honorable President and Members
of the Baltimore City Council
c/o Natawna Austin
Room 400 – City Hall

I am herein reporting on City Council Bill 17-0100 introduced by Councilman Cohen at the request of BCP Investors, LLC.

The purpose of this Bill is to repeal Ordinance 11-571, as amended by Ordinances 12-13 and 12-86, which designated certain properties as a Business Planned Unit Development known as The District at Canton Crossing; and providing for a special effective date.

Ordinance 01-192 established the original Industrial Planned Unit Development (PUD) for Canton Crossing in April 2001. The boundaries of this PUD were: Boston Street to the north, Danville Avenue to the south, South Haven Street to the east, and the Patapsco River to the west, including certain riparian rights. In 2011, Ordinance 11-569 rezoned properties in the project area from the industrial M-3 District to the commercial B-2-2 Zoning District. In the same year, the PUD was split into the Canton Crossing PUD and the District at Canton Crossing PUD by Ordinance 11-570 and Ordinance 11-571. The District at Canton Crossing PUD includes the parcels known as 3501, 3559, and 3901 Boston Street.

Under the recent comprehensive zoning legislation, TransForm Baltimore, the District at Canton Crossing shopping center was rezoned C-3 which is for more intensive commercial uses, such as shopping centers and large retail establishments. PUDs allow for uses that might not otherwise be allowed by the underlying zoning of the property. Now that the underlying zoning of the property meets the needs of the shopping center and the future plans for mixed-uses, the PUD is no longer necessary.

It is this Department's understanding that notice was given to the Brewer's Hill Community Association, the Canton Community Association, and the Southeast Community Development Corporation. Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 17-0100.

Sincerely,



Rudolph S. Chow, P.E.
Director

RSC/KTO