



## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Acting Housing Commissioner

Date: November 23, 2021

### **Re: City Council Bill 21-0120 Urban Renewal - Canton Industrial Area - Amendment**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0120 for the purpose of amending the Urban Renewal Plan to revise the boundary of the Plan to remove a certain property; replacing certain exhibits to reflect the change; 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.

If enacted, Council Bill 21-0120 would amend the Canton Industrial Urban Renewal Plan (URP) to remove the Property from the URP boundaries in order for the redevelopment of the Property to proceed based on the underlying zoning.

At its regular meeting of October 7, 2021, the Planning Commission concurred with the recommendation of its planning staff and recommended that Bill 21-0120 be approved by the City Council. Staff noted in their report a substantial change in the character of the neighborhood has taken place.

This legislation is a companion piece to City Council Bill *21-0119 Rezoning – 1201 S. Haven Street and a portion of Boston Street* for the purpose of changing the zoning for the property known as 1201 S. Haven Street and a portion of Boston Street, from the I-2 Zoning District to the C-3 Zoning District. This would allow the applicant to redevelop the site for auto-oriented commercial retail uses, such as a restaurant with a drive-thru, retail, car wash, and other uses as allowed in the C-3 District.

The URP amendment seeks to remove this property from the Canton Industrial Area Urban Renewal Plan. The property is currently designated as “Heavy Industrial” by the URP, which requires that uses be limited to heavy industrial and that certain uses, including restaurants, are explicitly prohibited. The proposed Urban renewal amendment would enable commercial uses consistent with recent surrounding commercial and residential redevelopment and may provide additional amenities to residents of the Brewer’s Hill and Canton communities.

DHCD **supports** the passage of City Council Bill 21-0120.



AK/sm

cc: Ms. Nina Themelis, *Mayor's Office of Government Relations*