

**CITY OF BALTIMORE
COUNCIL BILL 06-0371
(First Reader)**

Introduced by: The Council President
At the request of: The Administration (Department of Planning)
Introduced and read first time: April 4, 2006
Assigned to: Urban Affairs Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Department of Housing and Community Development, Department of Public Works, Baltimore Development Corporation, Board of Municipal and Zoning Appeals, Baltimore City Parking Authority, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Canton Industrial Area –**
3 **Amendment _**

4 FOR the purpose of amending the Urban Renewal Plan for Canton Industrial Area to revise the
5 boundary of the existing Urban Renewal Plan and revising exhibits to reflect the changes in
6 the Plan; waiving certain content and procedural requirements; making the provisions of this
7 Ordinance severable; providing for the application of this Ordinance in conjunction with
8 certain other ordinances; and providing for a special effective date.

9 BY authority of
10 Article 13 - Housing and Urban Renewal
11 Section 2-6
12 Baltimore City Code
13 (Edition 2000)

14 **Recitals**

15 The Urban Renewal Plan for Canton Industrial Urban Renewal Area was originally approved
16 by the Mayor and City Council of Baltimore by Ordinance 90-528 and last amended by
17 Ordinance 01-234.

18 An amendment to the Urban Renewal Plan for Canton Industrial Area is necessary to revise
19 the boundary of the existing Urban Renewal Plan and revise the exhibits to reflect the changes in
20 the Plan.

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

24 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
25 following changes in the Urban Renewal Plan for Canton Industrial Area are approved:

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

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1 (1) In the Plan, amend A.1. to read as follows:

2 1. Boundary Description

3 Beginning at a point [formed by the intersection of the eastern right-of-way line
4 of S. Highland Street and the northern property line of Lot 13/16, Ward 26,
5 Section 2, Block 6492; thence from said point of beginning and binding on the
6 extended northern property line of said Lot 13/16 westerly to intersect the western
7 right-of-way line of S. Highland Street; thence binding on the western right-of-
8 way line of S. Highland Street southerly, crossing Boston Street and continuing to
9 intersect the northeast corner of Lot 1, Ward 26, Section 2, Block 6499; thence
10 binding on the extended northern property line of said Lot 1 westerly to intersect
11 the western right-of-way line of S. Clinton Street; thence binding] on the western
12 right-of-way line of S. Clinton Street [southerly, to intersect the division line
13 between Lot 1, Ward 1, Section 10, Block 1902-F and] AT THE INTERSECTION OF
14 THE NORTHERN PROPERTY LINE OF Lot 1/3, Ward 1, Section 10, Block 1903;
15 thence binding on said division line westerly, southwesterly, then southerly, and
16 continuing westerly on an extended straight line approximately 1100 feet; thence
17 binding on a straight line southerly, approximately 7500 feet; thence binding on a
18 straight line easterly, approximately 5280 feet to intersect the extended eastern
19 right-of-way line of S. Newkirk Street; thence binding on the eastern right-of-way
20 line of [south] S. Newkirk Street northerly to intersect the southern right-of-way
21 line of Holabird Avenue; thence binding on the southern right-of-way line of
22 Holabird Avenue easterly to intersect THE eastern right-of-way line of S. Ponca
23 Street; thence binding on the eastern right-of-way line of S. Ponca Street
24 northerly to intersect the southern right-of-way line of Boston Street; thence
25 binding on the southern right-of-way line of Boston Street easterly to intersect the
26 western right-of-way line of the Baltimore Harbor Tunnel Thruway; thence
27 binding on the western right-of-way line of the Baltimore Harbor Tunnel
28 Thruway northerly to intersect the [northern right-of-way line] CENTERLINE of
29 O'Donnell Street; thence binding on the [northern right-of-way line] CENTERLINE
30 of O'Donnell Street westerly to A POINT FORMED BY THE INTERSECTION OF THE
31 CENTERLINE OF O'DONNELL STREET AND THE SOUTHEASTERN PROPERTY LINE OF
32 LOT 065, BLOCK PSCO; THENCE BINDING ON THE SOUTHEASTERN PROPERTY LINE
33 OF LOT 065, BLOCK PSCO SOUTHWESTERLY TO THE INTERSECTION OF THE
34 SOUTHEASTERN PROPERTY LINE OF LOT 065, BLOCK PSCO AND THE EASTERN
35 RIGHT-OF-WAY LINE OF S. CONKLING STREET; THENCE WESTERLY TO A POINT
36 FORMED BY THE INTERSECTION OF THE CENTERLINE OF S. CONKLING STREET AND
37 THE WESTERN EXTENSION OF THE SOUTHEASTERN PROPERTY LINE OF LOT 065,
38 BLOCK PSCO; THENCE BINDING ON THE CENTERLINE OF S. CONKLING STREET
39 SOUTHERLY TO THE INTERSECTION OF THE CENTERLINE OF S. CONKLING STREET
40 AND THE CENTERLINE OF BOSTON STREET; THENCE BINDING ON THE CENTERLINE
41 OF BOSTON STREET WESTERLY TO THE INTERSECTION OF THE CENTERLINE OF
42 BOSTON STREET AND THE CENTERLINE OF S. CLINTON STREET; THENCE BINDING
43 ON THE CENTERLINE OF S. CLINTON STREET SOUTHERLY TO A POINT FORMED BY
44 THE INTERSECTION OF THE CENTERLINE OF S. CLINTON STREET AND THE
45 EXTENSION OF THE NORTHERN PROPERTY LINE OF LOT 1/3, WARD 1, SECTION 10,
46 BLOCK 1903; THENCE WESTERLY [intersect the western right-of-way line of S.
47 Conkling Street; thence binding on the western right-of-way line of S. Conkling
48 Street southerly to intersect the northern right-of-way line of Elliot Street; thence
49 binding on the northern right-of-way line of Elliot Street westerly to intersect the

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1 western right-of-way line of Baylis Street; thence binding on the western right-of-
2 way line of Baylis Street southerly to intersect the northern property line of Lot
3 13/16, Ward 26, Section 2, Block 6492; thence binding on the northern property
4 line of said Lot 13/16 westerly, then northerly, then westerly] to the point of
5 beginning.

6 (2) Amend Exhibit 1, “Land Use Plan” and Exhibit 4, “Zoning Districts” to reflect the
7 changes in the Plan.

8 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Urban Renewal Plan for Canton
9 Industrial Area, as amended by this Ordinance and identified as “Urban Renewal Plan, Canton
10 Industrial Area, revised to include Amendment __, dated April 4, 2006”, is approved. The
11 Department of Planning shall file a copy of the amended Urban Renewal Plan with the
12 Department of Legislative Reference as a permanent public record, available for public
13 inspection and information.

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

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

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

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