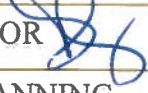



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|-------------|-----------------------|---|--|---|
| FROM | NAME & TITLE | CHRIS RYER, DIRECTOR  | CITY of BALTIMORE MEMO |  |
| | AGENCY NAME & ADDRESS | DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET | | |
| | SUBJECT | CITY COUNCIL BILL #19-0373/ URBAN RENEWAL - CANTON INDUSTRIAL AREA - AMENDMENT | | |

DATE:

TO

The Honorable President and
 Members of the City Council
 City Hall, Room 400
 100 North Holliday Street

May 17, 2019

At its regular meeting of May 9, 2019, the Planning Commission considered City Council Bill #19-0373, for the purpose of amending the Urban Renewal Olan for Canton Industrial Area to revise the boundary area of the Plan to remove a certain property and to revise 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 ordinance; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amendment and approval of City Council Bill #19-0373, and adopted the following resolution with eight members being present (six in favor):

RESOLVED, That the Planning Commission concurs with the recommendations of its departmental staff and recommends that City Council Bill #19-0373 be amended and passed by the City Council.

If you have any questions, please contact Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Mr. Jeff Amoros, Mayor's Office
 The Honorable Edward Reisinger, Council Rep. to the Planning Commission
 Mr. William H. Cole, IV, BDC
 Mr. Derek Baumgartner, BMZA
 Mr. Geoff Veale, Zoning Administrator
 Ms. Sharon Daboin, DHCD
 Mr. Tyrell Dixon, DHCD
 Mr. Liam Davis, DOT
 Ms. Elena DiPietro, Law Dept.
 Mr. Francis Burnszynski, PABC
 Ms. Natawna Austin, Council Services
 Mr. Ervin Bishop, Council Services
 Ms. Caroline Hecker, Esq.



Bernard C. "Jack" Young
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Chris Ryer
Director

May 9, 2019

REQUEST: City Council Bill #19-0373/ Urban Renewal – Canton Industrial Area – Amendment #5:

For the purpose of amending the Urban Renewal Plan for Canton Industrial Area to revise the boundary area of the Plan to remove a certain property and to revise 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.

RECOMMENDATION: Amendment and Approval, with the following amendment:

- Repeal and replace Exhibits 1 and 4, and add new Exhibit 4a

STAFF: Christina Hartsfield

PETITIONER: Refinery Canton, LLC

OWNER: Refinery Canton, LLC

SITE/GENERAL AREA

Site Conditions: The site consists of a triangular shaped parcel located at the northwest corner of Boston and South Haven Streets. An abandoned railroad spur bounds this property to the north. This property is approximately 11.85 acres in size and is currently zoned C-2. Prior to the enactment of our current zoning code, this property was classified as a heavy industrial site.

General Area: The subject property is in the northwestern corner of the Canton Industrial Urban Renewal Plan (URP) area. It is adjacent to the Brewer's Hill Planned Unit Development (PUD), which has experienced mostly mixed-use residential construction in recent years. Haven Street is a truck route and industrial businesses lie to the east. The Canton Crossing Shopping Center lies south of Boston Street and is currently in its second phase of construction.

HISTORY

- Ordinance #90-637, approved June 20, 1990, established the Canton Industrial Urban Renewal Plan.
- Ordinance #00-129, approved the first amendment to the Canton Industrial Urban Renewal Plan, dated October 25, 2000.
- Ordinance #01-234, approved the second amendment to the Canton Industrial Urban Renewal Plan, dated August 13, 2001.

- Ordinance #07-390, approved the third amendment to the Canton Industrial Urban Renewal Plan, dated February 15, 2007.
- Ordinance #11-548, approved the fourth amendment to the Canton Industrial Urban Renewal Plan, dated November 22, 2011.

CONFORMITY TO PLANS

This amendment to the Canton Industrial Area PUD is consistent with the comprehensive rezoning of the City, as it proposes to remove a property from the plan area that has conflicts between its underlying zoning and the land use designation in the URP.

ANALYSIS

The Canton Industrial Area Urban Renewal Plan was established in 1990 to protect the Canton waterfront and industrial uses from the influence of incompatible residential and commercial redevelopment occurring along Boston Street. The plan created controls that restricted retail uses and limited office uses solely to those that engaged or supported industry or port activities. Since the plan's enactment, however, many large industrial companies, such as Tulkoff Horseradish, Kaufman Electric, and Exxon, have vacated the area. Simultaneously, the market for residential and neighborhood-serving commercial uses ballooned.

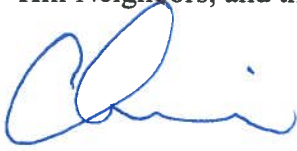
The subject parcel of the proposed amendment, 1200 South Haven Street, is located in the northern section of the plan area. The Land Use Plan of the URP restricts the site to heavy industrial land uses. For a century, Exxon Corporation operated an oil refinery on this site and later used the site to store and distribute petroleum products. The company has since ceased operations, and the brownfield site is undergoing cleanup.

Due to the market shift in the area favoring more residential and commercial development, the underlying zoning of the subject property was changed from heavy industrial (M-2) to community commercial (C-2) during the comprehensive rezoning of the City. The current owner of the property, Refinery Canton, LLC, intends to redevelop the site by-right with a mix of hotel, office, residential, and commercial uses, complementary to the multi-family buildings, retail shopping center, and offices nearby.

To facilitate redevelopment, this bill proposes to remove the property from the URP area, thus removing the heavy industrial land use restriction. Given the growth and redevelopment of the area away from heavy industrial uses in recent years, staff finds that removing the overlay of the URP is appropriate and will encourage the reactivation of this prime site.

Staff further recommends that the bill be amended to remove and replace Exhibits 1 and 4 with those attached, as well as to amend in the attached Exhibit 4a, which shows the current zoning of the URP area. This new exhibit is provided for clarity for the reader, but does not affect the land use controls in the URP.

Notification: Canton Community Association, Brewer's Hill Community Association, Brewer's Hill Neighbors, and the Baltimore Industrial Group (BIG) have been notified of this action.



Chris Ryer
Director