



October 21, 2011

The Honorable President and  
Members of the City Council  
City Hall

Re: City Council Bill #11-0759 Re-Zoning  
Block 6505, Lots 1/9, 9A, and 10

Ladies and Gentlemen:

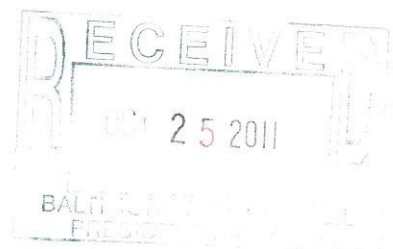
City Council Bill # 11-0759 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of this legislation is to change the zoning for the properties known as Block 6505, Lots 1/9, 9A, and 10, from the M-3 Zoning District to the B-2-2 Zoning District.

The site is bounded by Boston Street to the north, Danville Avenue (aka the Canton Branch) to the south, Haven Street to the east, and Baylis Street to the west. The area comprises 32.39 acres, currently zoned M-3. This is a brownfield site, much of which has completed environmental remediation and is currently being used for surface parking. City Council Bill No. 11-0759, is one of four bills that are required to implement the development plan of BCP Investors, LLC. A new shopping center is being proposed for this site.

The Board of Municipal and Zoning Appeals has reviewed this legislation and determined that the requirements of Article 66B are met in the following ways. The character of the neighborhood has changed dramatically since 1971 when the current code was written. The Canton area has become a very desirable residential area, both with the reuse of industrial buildings and new construction. The strong residential market has created an increased demand for additional retail destinations.

The Board of Municipal and Zoning appeals has reviewed City Council Bill No. 11-0759 and has no objection to its passage.



*Handwritten signature: Noaly*

Sincerely,

A handwritten signature in black ink that reads "David C. Tanner". The signature is written in a cursive style with a long horizontal flourish at the end.

David C. Tanner  
Executive Director

DCT/lag  
C.c. Mayors Office of Council Relations  
Legislative Reference