


FROM	NAME & TITLE	Alfred H. Foxx, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 11-0758		

TO

DATE: October 25, 2011

The Honorable President and Members
of the Baltimore City Council
c/o Karen Randle
Room 400 - City Hall

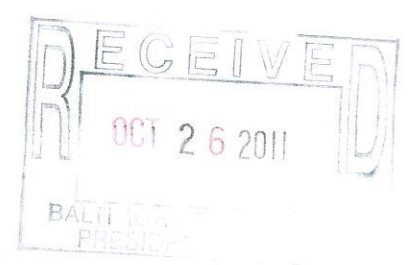
I am herein reporting on City Council Bill 11-0758 introduced by Council members Kraft and D'Adamo.

The purpose of the Bill is to amend the Urban Renewal Plan for Canton Industrial Area to add a new land use category to the permitted land uses in the Plan and to revise Exhibits 1 and 4 to reflect the change in zoning, upon approval by separate ordinance, for Block 6505, Lots 1/9, 9A, and 10; waive certain content and procedural requirements; make the provisions of this Ordinance severable; and provide for the application of this Ordinance in conjunction with certain other ordinances.

Ordinance 90-528 established the Urban Renewal Plan for Canton Industrial Area and was last amended by Ordinance 07-390. The Canton Industrial Urban Renewal Area was originally established to, among other things, retain the area for industrial uses along Boston Street and waterfront property for port- or marine-related activity. The intent was to protect the area as a job generating business area, and to protect water-dependent uses along Clinton Street and south of Boston Street. Office uses were to be accessory to water-dependent uses and not allowed as principal uses. Since the originating legislation, the City has reconsidered uses in the Canton Industrial Area due to the nature of development in the Canton waterfront area. The protection line for waterfront industrial uses was shifted southerly to Danville Street, and office and mixed-use developments were built.

Ordinance 00-128 created an Industrial Planned Unit Development (PUD) encompassing certain properties located generally north of Boston Street, east of Conkling Street, south of Dillon Street, and west of South Haven Street. Known as the Brewers Hill PUD, a significant area of this PUD was within the Canton Industrial Urban Renewal Area. Ordinance 06-250 rescinded the originating PUD ordinance and replaced the development plan with a new plan that included residential, office, retail, storage, light industrial and manufacturing, and research and laboratory uses. The last amendment to the Canton Industrial Urban Renewal Plan removed the Brewers Hill PUD and other properties above Boston Street from the Plan so that mixed-use developments could occur.

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Ordinance 01-192 established a second PUD within this Urban Renewal Plan known as the Canton Crossing PUD and was last amended by Ordinance 07-633. The PUD is bounded by the Harbor to the west, Boston Street to the north, Haven Street to the east, and Danville Avenue to the south. The area is heavily industrial and immediately south of the site are deep-water access piers for port-related uses.

City Council Bill 11-0758, if approved, would add a commercial use to the Urban Renewal Plan and would include the permitted uses under the B-2 Zoning District classification, as well as any uses permitted under PUD legislation for the identified area. The commercial use would be for the properties known as Block 6505, Lots 1/9, 9A, and 10 (Exxon Mobile Corporation), a Brownfield site that has been partially remediated. These properties are located within the Canton Crossing PUD. Changing the zoning of these parcels from M-3 to B-2-2 requires approval of companion legislation (City Council Bill 11-0759). These zoning changes also require revisions to Exhibits 1 and 4 of the Urban Renewal Plan. Two companion pieces of legislation would remove the Lots 1/9, 9A and 10 from the Canton Crossing PUD (City Council Bill 11-0760) and would create a new PUD for these lots (City Council Bill 11-0761).

Based on these findings, the Department of Public Works supports passage of City Council Bill 11-0758.



Alfred H. Foxx
Director

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