



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 21-0120

Urban Renewal - Canton Industrial Area - Amendment ____

Sponsor: Councilmember Cohen

Introduced: August 16, 2021

Purpose:

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.

Effective: The date of enactment.

Agency Reports

City Solicitor	
Planning Commission	Favorable
Department of Housing and Community Development	Favorable
Department of Transportation	
Department of Public Works	No Objection
Commission for Historical and Architectural Preservation	Favorable
Baltimore Development Corporation	

Analysis

Current Law

Article 13 - Housing and Urban Renewal; Section 2-6; Baltimore City Code; (Edition 2000)

Background

Urban Renewal Plans (URP), which are adopted by the Mayor and City Council, set forth redevelopment goals, design guidelines, land use restrictions, as well as authority for property acquisition and disposition. URPs are often used by urban centers to generate financing for community improvements and the creation of jobs and income.

The Canton Urban Renewal Plan was established in 1990. Records show six (6) amendments have been made to the original plan. Any changes to the URP must be approved by the Mayor and City Council. The Maryland Annotated Code requires all Urban Renewal Plans (URPs) that have designated properties for acquisition and disposition that have not yet been acted upon to be expressly confirmed and reauthorized every four years, for the life of the URP. The last four-year reauthorization was in 2019.

Bill 21-0120 proposes to revise the current URP to remove a property known as 1201 S. Haven Street. A companion bill 21-0119 would rezone the property from industrial I-2 to commercial C-3. The URP does not support the C-3 zoning designations, therefore the applicant is requesting that the Plan be amended to remove the property.

The bill would also replace certain exhibits to reflect the change, waive certain content and procedural requirements, make the provisions of this Ordinance severable, as well as provide for the application of this Ordinance in conjunction with certain other ordinances, and provide for a special effective date.

Amendments are proposed for this bill.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Bill 21-0120

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Analysis Date: December 1, 2021