

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 21-0120**

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Introduced by: Councilmember Cohen

At the request of: 1201 S. Haven, LLC

Address: c/o Caroline L. Hecker, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South  
Charles Street, Suite 21<sup>st</sup> Floor, Baltimore, Maryland 21201

Telephone: 410-727-6600

Introduced and read first time: August 16, 2021

Assigned to: Economic and Community Development Committee

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Committee Report: Favorable with amendments

Council action: Adopted

Read second time: December 9, 2021

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**AN ORDINANCE CONCERNING**

**Urban Renewal – Canton Industrial Area –  
Amendment     7**

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2  
3 FOR the purpose of amending the Urban Renewal Plan to revise the boundary of the Plan to  
4 remove a certain property; replacing certain exhibits to reflect the change; waiving certain  
5 content and procedural requirements; making the provisions of this Ordinance severable;  
6 providing for the application of this Ordinance in conjunction with certain other ordinances;  
7 and providing for a special effective date.

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

**Recitals**

13  
14 The Urban Renewal Plan for the Canton Industrial Area was originally approved by the  
15 Mayor and City Council of Baltimore by Ordinance 90-528 and last amended by Ordinance  
16           21-060          .

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

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

**EXPLANATION:** CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
~~Strike out~~ indicates matter stricken from the bill by  
amendment or deleted from existing law by amendment.

**Council Bill 21-0120**

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

3           (1) In the Plan, strike all the paragraphs regarding the boundary description and substitute  
4           the following:

5                   A. Project Description

6                           1. Boundary Description

7                                   THE BOUNDARY DESCRIPTION OF THE PLAN IS SHOWN ON THE LAND USE  
8                                   PLAN, EXHIBIT 1, DATED AUGUST 5, 2021.

9           (2) Replace Exhibit 1, “Land Use Plan”, Exhibit 4, “Zoning Districts”, and Exhibit 4a,  
10           “Zoning Districts”, all dated April 22, 2019, with new Exhibit 1, “Land Use Plan”,  
11           Exhibit 4, “Zoning Districts”, and Exhibit 4a, “Zoning Districts”, all dated August 5,  
12           2021 to reflect the removal of the property known as 1201 South Haven Street from  
13           the Project area.

14       **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Urban Renewal Plan for Canton  
15 Industrial Area, as amended by this Ordinance and identified as “Urban Renewal Plan, Canton  
16 Industrial Area, revised to include Amendment     7, dated                                     August 16,  
17 2021”, is approved. The Department of Planning shall file a copy of the amended Urban  
18 Renewal Plan with the Department of Legislative Reference as a permanent public record,  
19 available for public inspection and information.

20       **SECTION 3. AND BE IT FURTHER ORDAINED**, That if any provision of this Ordinance or the  
21 application of this Ordinance to any person or circumstance is held invalid for any reason, the  
22 invalidity does not affect any other provision or any other application of this Ordinance, and for  
23 this purpose the provisions of this Ordinance are declared severable.

24       **SECTION 4. AND BE IT FURTHER ORDAINED**, That if a provision of this Ordinance concerns  
25 the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or  
26 safety law or regulation, the applicable provisions shall be construed to give effect to each.  
27 However, if the provisions are found to be in irreconcilable conflict, the one that establishes the  
28 higher standard for the protection of the public health and safety prevails. If a provision of this  
29 Ordinance is found to be in conflict with an existing provision of any other law or regulation that  
30 establishes a lower standard for the protection of the public health and safety, the provision of  
31 this Ordinance prevails and the other conflicting provision is repealed to the extent of the  
32 conflict.

33       **SECTION 5. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is  
34 enacted.

**Council Bill 21-0120**

Certified as duly passed this 10 day of January, 2022



\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,  
this 10 day of January, 2022

*Natasha B. Austin*  
\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Mayor, Baltimore City