

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 19-0373**

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Introduced by: Councilmembers Cohen, Scott

At the request of: Refinery Canton, 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: April 22, 2019

Assigned to: Housing and Urban Affairs Committee

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Committee Report: Favorable with amendments

Council action: Adopted

Read second time: July 22, 2019

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**AN ORDINANCE CONCERNING**

**Urban Renewal – Canton Industrial Area –  
Amendment 5**

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2  
3 FOR the purpose of amending the Urban Renewal Plan for Canton Industrial Area to revise the  
4 boundary area of the Plan to remove a certain property ~~and~~, to ~~revise~~ replace certain exhibits  
5 to reflect the change, and to add a new exhibit to reflect post comprehensive rezoning;  
6 waiving certain content and procedural requirements; making the provisions of this  
7 Ordinance severable; providing for the application of this Ordinance in conjunction with  
8 certain other ordinances; and providing for a special effective date.

9 BY authority of

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

**Recitals**

15 The Urban Renewal Plan for Canton Industrial Area was originally approved by the Mayor  
16 and City Council of Baltimore by Ordinance 90-528 and last amended by Ordinance 11-548.

17 An amendment to the Urban Renewal Plan for Canton Industrial Area is necessary to revise  
18 the boundary area of the Plan to remove a certain property ~~and~~, to ~~revise~~ replace certain exhibits  
19 to reflect the change, and to add a new exhibit to reflect post comprehensive rezoning.

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 19-0373**

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 Canton Industrial Area are approved:

3           (1) In the A.1. of the Plan, delete the boundary description paragraph and substitute the  
4           following:

5           A. Project Description

6           1. Boundary Description

7                   THE BOUNDARY DESCRIPTION OF THE PLAN IS SHOWN ON THE LAND USE PLAN,  
8                   EXHIBIT 1, DATED APRIL 22, 2019.

9           (2) ~~Revise~~ Replace Exhibit 1, “Land Use Plan”, and Exhibit 4, “Zoning Districts”, both  
10           dated 08-15-2011, with new Exhibit 1, “Land Use Plan”, dated 04-22-2019, and new  
11           Exhibit 4, “Zoning Districts”, dated 04-22-2019, to reflect the removal of the property  
12           known as 1200 South Haven Street from the Project area.

13           (3) Add new Exhibit 4a, “Zoning Districts”, dated 04-22-2019, to the Plan to reflect post  
14           comprehensive rezoning.

15       **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Urban Renewal Plan for Canton  
16 Industrial Area, as amended by this Ordinance and identified as “Urban Renewal Plan, Canton  
17 Industrial Area, revised to include Amendment 5, dated April 22, 2019, is approved. The  
18 Department of Planning shall file a copy of the amended Urban Renewal Plan with the  
19 Department of Legislative Reference as a permanent public record, available for public  
20 inspection and information.

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

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

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

**Council Bill 19-0373**

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

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

Certified as duly delivered to His Honor, the Mayor,  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

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

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