

**CITY OF BALTIMORE
COUNCIL BILL 21-0056
(First Reader)**

Introduced by: Councilmember Cohen

At the request of: Canton Dev, LLC

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

Telephone: 410-727-6600

Introduced and read first time: March 22, 2021

Assigned to: Economic and Community Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Department of
Housing and Community Development, Department of Public Works, Commission for Historical
and Architectural Preservation, Baltimore Development Corporation, Department of
Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Canton Industrial Area –**
3 **Amendment _____**

4 FOR the purpose of amending the Urban Renewal Plan for the Canton Industrial Area to revise
5 the boundary of the Plan to remove a certain property; replacing certain exhibits to reflect the
6 change; 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)

14 **Recitals**

15 The Urban Renewal Plan for the Canton Industrial Area was originally approved by the
16 Mayor and City Council of Baltimore by Ordinance 90-528 and last amended by Ordinance 19-
17 282.

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

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

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 21-0056

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 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 _____.

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
12 _____ to reflect the removal of the property known as 4900 Boston Street
13 from the Project area.

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

20 **SECTION 3. AND BE IT FURTHER ORDAINED**, That if the amended Urban Renewal Plan
21 approved by this Ordinance in any way fails to meet the statutory requirements for the content of
22 a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal
23 plan, those requirements are waived and the amended Urban Renewal Plan approved by this
24 Ordinance is exempted from them.

25 **SECTION 4. AND BE IT FURTHER ORDAINED**, That if any provision of this Ordinance or the
26 application of this Ordinance to any person or circumstance is held invalid for any reason, the
27 invalidity does not affect any other provision or any other application of this Ordinance, and for
28 this purpose the provisions of this Ordinance are declared severable.

29 **SECTION 5. AND BE IT FURTHER ORDAINED**, That if a provision of this Ordinance concerns
30 the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or
31 safety law or regulation, the applicable provisions shall be construed to give effect to each.
32 However, if the provisions are found to be in irreconcilable conflict, the one that establishes the
33 higher standard for the protection of the public health and safety prevails. If a provision of this
34 Ordinance is found to be in conflict with an existing provision of any other law or regulation that
35 establishes a lower standard for the protection of the public health and safety, the provision of
36 this Ordinance prevails and the other conflicting provision is repealed to the extent of the
37 conflict.

38 **SECTION 6. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is
39 enacted.