



MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Acting Housing Commissioner

Date: June 16, 2021

Re: City Council Bill 21-0056 Urban Renewal - Canton Industrial Area - Amendment

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0056 for the purpose of amending the Urban Renewal Plan for the Canton Industrial Area 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.

If enacted, City Council Bill 21-0056 would remove 4900 Boston Street from the Urban Renewal Plan for the Canton Industrial Area in order to facilitate the future development of a fast-food restaurant with a drive-through.

At its regular meeting of April 22, 2021, the Planning Commission did not concur with the recommendations of its planning staff, who recommended disapproval, and instead recommended approval of City Council Bill 21-0056.

This Bill is a companion piece to City Council Bill #21-0051/ *Rezoning – 4900 Boston Street*, the purpose of which is to change the zoning for the property from the I-2 Zoning District to the IMU-2 Zoning District. While Planning staff noted in their report that the change is not in the public's interest in that it will break up the existing industrial area and may be interpreted as spot zoning, the Planning Commission recognized that the Canton Industrial URP may no longer be necessary due to the creation of the MI (Maritime Industrial) zoning district as a part of the Transform Baltimore comprehensive rezoning process.

It is worth considering if a business of this nature may be more appropriately located in an existing commercial district elsewhere in the city as opposed to necessitating the need to amend the URP to suit proposals that are not permitted by the ordinance.

DHCD **defers to the Law Department** on the passage of City Council Bill 21-0056.

AK/sm

cc: Ms. Themelis, Nina, *Mayor's Office of Government Relations*

Brandon M. Scott, Mayor • Alice Kennedy, Acting Housing Commissioner

417 East Fayette Street • Baltimore, MD 21202 • 443-984-5757 • dhcd.baltimorecity.gov