



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 21-0056

Urban Renewal - Canton Industrial Area - Amendment ____

Sponsor: Councilmember Cohen

Introduced: March 22, 2021

Purpose:

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.

Effective: The date it is enacted.

Agency Reports

Planning Commission	Favorable
Commission for Historical and Architectural Preservation	Defers to Planning
Department of Transportation	No Objection
City Solicitor	Favorable/Comments
Department of Housing and Community Development	Defers to Law
Baltimore Development Corporation	Opposed
Department of Public Works	No Objection

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, the creation of jobs and income.

The Canton Urban Renewal was established in 1990. Records show 5 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 21-0056 would revise the URP to remove a property known as 4900 Boston Street (Block 6820, Lot 55). 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.

Under the URP, the property is designated as “Heavy Industrial” which does not allow for certain uses. Underlying zoning for the property is I-2, which also specifies does not allow for certain uses.

There is a companion bill 21-0051 which proposes to rezone the property at 4900 Boston Street from the I-2 Zoning District to the IMU Zoning District.

Amendments are proposed for this bill.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Bill 21-0056

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