


FROM	NAME & TITLE	DOUGLAS B. MCCOACH, III - DIRECTOR <i>DBM</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0011/SALE OF PROPERTY- MAP 5 PARCEL 247, ANNE ARUNDEL COUNTY		

TO

DATE:

April 11, 2008

The Honorable President and
 Members of the City Council
 City Hall, Room 400
 100 N. Holliday Street
 Baltimore, MD 21202

At its regular meeting of April 3, 2008 the Planning Commission considered City Council Bill #08-0011, which is for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as Map 5 Parcel 247, Anne Arundel County, Maryland.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #08-0011 and adopted the following resolution, seven members being present (six in favor and one opposed).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0011 be passed by the City Council.

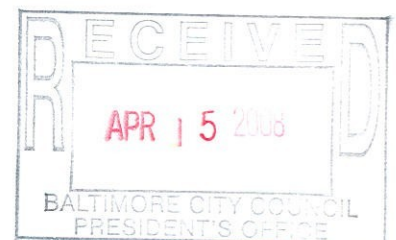
If you have questions, please contact Mr. Gary Cole, Deputy Director at 410-396-8337.

DBM/GC/ttl

Attachments

cc:

- Mr. Andy Frank, Deputy Mayor
- Mr. Demuane Millard, Mayor's Office
- Ms. Angela Gibson, Mayor's Office
- The Honorable "Rikki" Spector, City Council Commission Representative
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Deepa Bhattacharyya, Law Department
- Ms. Jennifer Coates, Council Services
- Ms. Danise Bowden, Department of Real Estate



PLANNING COMMISSION

STAFF REPORT

April 3, 2008

REQUEST: City Council Bill #08-0011/Sale of Property – Map 5 Parcel 247, Anne Arundel County

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all interest in certain property known as Map 5 Parcel 247, Anne Arundel County, Maryland and no longer needed for public use; and providing for a special effective date.

RECOMMENDATION: Approval, subject to comments from the Department of Public Works.

STAFF: Kenneth Hranicky

PETITIONER: The Comptroller, on behalf of the Mayor and City Council

OWNER: Mayor and City Council

SITE/ GENERAL AREA

Site Conditions: The property known as Map 5 Parcel 247 is located in Anne Arundel county and is immediately to the west of the Baltimore City/Anne Arundel County line. The site is approximately 98 acres in size. The area is forested.

General Area: The property lies just west of the Baltimore City and Anne Arundel County line. The area is forested with single family homes to the north and industrial and I-695 to the south.

HISTORY

There have been no previous Planning Commission actions regarding this site.

CONFORMITY TO PLANS

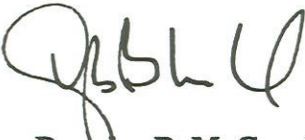
This project is not within an Urban Renewal Plan area. This proposal is consistent with the Baltimore City Comprehensive Master Plan LIVE Goal 1, Objective 2: Strategically Redevelop Vacant Properties throughout the City.

ANALYSIS

The site contains approximately 98 acres of unimproved land, is located in northern Anne Arundel County and is immediately to the west of the Baltimore City/Anne Arundel

County line. Of the 98 acres, 47 acres are zoned residential and approximate 7 acres of the 47 acres are either wetland or steep slopes. The Department of Real Estate issued a Request for Proposal to develop this property. Glen Abbey LLC submitted a proposal to develop 40 acres with 200 townhouses. The remaining 50 acres is zoned industrial, open space and RCA Critical Area. Of the 34 acres that are zoned industrial outside of the Critical Area, approximate 22 acres are subject to a lease agreement. The industrial land will serve as a southern buffer to the 200 townhouses and the open space zoned land will serve as the northern buffer. Glen Abbey LLC has acquired the adjoining 150 acres which will be developed it to produce an additional 1347 residential units. Legislation has also been introduced in the sale of the adjoining 61 acres of City owned Pennington Avenue landfill which will be used as a bird sanctuary.

Since this action deals with property outside of the City limits, no local communities were notified of these actions. However; the companion legislation that deals with the selling of Penning Avenue Landfill, CCB #08-0013, the Brooklyn and Curtis Bay Coalition, Brooklyn-Curtis Bay Ministerial Alliance, and the Community of Curtis Bay Association were notified.

A handwritten signature in black ink, appearing to read 'D. B. McCoach, III', written in a cursive style.

Douglas B. McCoach, III
Director