



<b>FROM</b>	NAME & TITLE	DOUGLAS B MCCOACH, III, DIRECTOR 	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0015/SALE OF PROPERTY - 950 SOUTH CAROLINE STREET		

DATE:

March 10, 2008

**TO**

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

At its regular meeting of March 6, 2008 the Planning Commission considered City Council Bill #08-0015, 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 located within the Harbor Point PUD, 950 South Caroline Street and no longer needed for public use; and providing for a special effective date

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #08-0015 and adopted the following resolution, eight members being present (eight in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0015 be passed by the City Council.

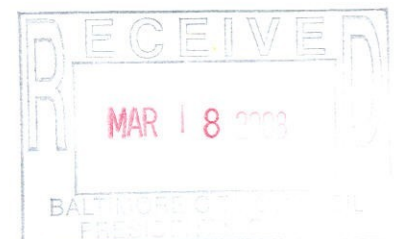
If you have questions, please contact Mr. Gary Cole, Deputy Director at 410-396-8337.

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. Linda Barclay, Law Department  
 Ms. Jennifer Coates, Council Services  
 Ms. Kim Clark, BDC  
 Ms. Danise Bowden, Department of Real Estate



## PLANNING COMMISSION

### STAFF REPORT

March 6, 2008

**REQUEST:** City Council Bill #08-0015/Sale of Property – 950 South Caroline Street

**RECOMMENDATION:** Approval

**STAFF:** Robert Quilter

**PETITIONER:** Mayor and City Council

**OWNER:** Same

#### **SITE/ GENERAL AREA**

Site Conditions: The property known as 950 South Caroline Street (Block 1817, Lot 04) is located at the northwest corner of South Caroline Street and former Block Street in the western portion of the Fells Point area. The property is triangular in shape, with dimensions of 179' along South Caroline Street, 86'- 9" along the former bed of Block Street and 154'-9" along the third side. It is .147 acres in size, currently vacant and zoned B-2.

General Area: The property, currently within the Harbor Point PUD boundaries, is located along the western edge of the Fells Point Community. To the east of the site is the heart of Fells Point and to the west and north is the remainder of the Harbor Point PUD area and the Living Classrooms main campus. Directly south of the site, across Block Street and along Caroline Street is the Ferndale Fence property, a historic two story brick building occupied by a fence business. Across Caroline Street is the Caroline Street garage with residential units lining the street edges. South east of the site is Frederick Douglass/Isaac Myers Maritime Park.

#### **HISTORY:**

- Ordinance #93-260, approved August 1993, established the Allied and related sites Planned Unit Development.
- Ordinance #04-0682, approved May 10, 2004, repealed the original Allied PUD and replaced it with the Harbor Point PUD
- On May 18, 2006, the Planning Commission approved a Minor Amendment and Final Design Approval for the Thames Street Wharf Building and Street Closings for Dock, Willis, Block and Philpot Streets within the Harbor Point PUD
- Ordinance #07-429, approved May 17, 2007, implemented the rezoning for Historic Southeast Baltimore
- Ordinance #07-555, approved November 26, 2007, established Fells Point as a Baltimore City Local Historic District
- Ordinance #07-575, approved November 27, 2007, re-established the Fells Point Urban Renewal Plan

- Ordinance #07- 625, approved December 3, 2007 amended the Development Plan of the Harbor Point PUD

### **CONFORMITY TO PLANS**

The proposed sale of property at 950 South Caroline Street is consistent with the overall goals of the Fells Point Urban Renewal Plan and the existing Harbor Point PUD. They also address the Comprehensive Plan's LIVE section, Goal 1 – Build Human and Social Capital by Strengthening Neighborhoods, Objective 2 – Strategically Redevelop Vacant Properties Throughout the City.

### **ANALYSIS**

City Council Bill #08-0015 will authorize the disposition of 950 South Caroline Street (Block 1817, Lot 04) at either public or private sale. It has been determined that the .147 acre site located at the northwest corner of South Caroline Street and Block Street is no longer needed for public use.

This property is located within the boundaries of the Harbor Point Planned Unit Development. The current Development Plan for Harbor Point shows it aggregated into the "Parcel 4" development area. Therefore much of this property, which has a 179 foot dimension on South Caroline Street, will be under the current 60' height provision of the PUD. The western portion of the property, that part greater than 60' back of the South Caroline Street edge will be governed by a 90 foot height limit, again as outlined in the PUD. Parcel 4 is considered a future development parcel at this time.

The following community organizations were notified of this action: Fells Point Task Force, Douglass Place Community Association, Perkins Homes Resident Advisory Council, Fells Point Community Organization, Fells Point Homeowners Association, Fells Point Development Corporation, The Preservation Society, Waterfront Coalition, Fells Prospect, Inc., Baltimore Hispanic Business Group, Broadway Area Business Association, Greenspace Action Partnership, and Upper Fells Point Improvement Association.



**Douglas B. McCoach, III**  
**Director**