

TJS

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #13-0196 /SALE OF PROPERTY- 501 ORKNEY ROAD

CITY of
BALTIMORE
MEMO



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

DATE: April 5, 2013

At its regular meeting of April 4, 2013, the Planning Commission considered City Council Bill #13-0196, for the purpose of authorizing the Mayor and City Council to sell, at either public or private sale, all its interest in certain property located at 501 Orkney Road, and no longer needed for public use.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #13-0196 and adopted the following resolution; eight (8) members being present (eight (8) in favor).

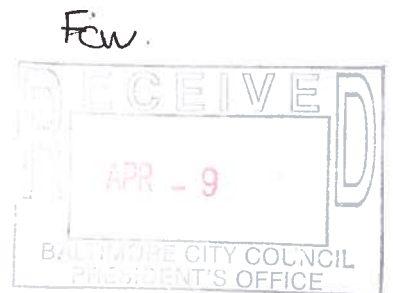
RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #13-0196 be passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

- cc: Ms. Kaliopé Parthemos, Deputy Chief for Economic and Neighborhood Development
- Mr. Alex Sanchez, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Mr. Nicholas Blendy, DHCD
- Ms. Barbara Zektick, DOT
- Ms. Elena DiPietro, Law Dept.
- Ms. Karen Randle, Council Services
- Ms. Marcia Collins, DPW
- Mr. Paul Barnes, DGS





Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur
Director

STAFF REPORT

April 4, 2013

REQUEST: City Council Bill #13-0196/ Sale of Property – 501 Orkney Road

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 properties known as 501 Orkney Road (Block 5136A, Lot 11) and no longer needed for public use; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Kenneth Hranicky

PETITIONER: The Administration (Department of Housing and Community Development)

OWNER: Mayor and City Council

SITE/GENERAL AREA

Site Conditions: 501 Orkney Road is located approximately 150 feet east of the intersection of York and Orkney Road. The 50 x 200 foot site is improved with a detached single-family home, consistent with its current R-3 zoning designation. There is no proposed zoning change under TransForm.

General Area: The subject property is located in the Belvedere neighborhood. The area is predominantly residential with commercial and institutional along York Road.

HISTORY

- York Road Community Strategic Neighborhood Action Plan, adopted February, 2006.

CONFORMITY TO PLANS

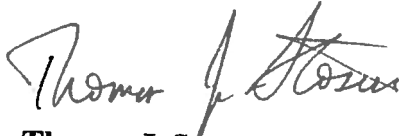
The proposal to sell the subject property is consistent with the Baltimore City Comprehensive Master Plan LIVE Goal 1: Build Human and Social Capital by Strengthening Neighborhoods. This action is also consistent with the York Road Community Strategic Neighborhood Action Plan.

ANALYSIS

The City assumed control of 501 Orkney Road, as collateral for financing the Senator Theatre, when payments were not made on the mortgage. The City now wishes to sell its interests in this property and return it to the tax rolls.

The Sales Ordinance will allow for the disposition of the property. It is staff's finding that the subject property is not needed for public purposes and can be sold. Planning is in support of City Council Bill #13-0196 that authorizes the sale and to allow the City to dispose of the lot. The Department of Housing and Community Development will handle the sales process and there is no development plan at this time.

Staff has notified the Belvedere Improvement Association, Govanstowne Business Association, Greater Homewood Community Corporation, Inc., Mutual Housing Association of Baltimore, Inc., York Road Partnership, Govans Ecumenical Development Corporation-(GEDCO), and Elsinore Village Association of this action.



Thomas J. Stosur
Director