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FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR
	SUBJECT	CITY COUNCIL BILL #09-0283/SALE OF CITY PROPERTY-THEFORMER BED OF HAWKINS POINT ROAD

CITY of
BALTIMORE
MEMO



TO

DATE:
March 11, 2009

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 March 5, 2009 the Planning Commission considered City Council Bill #09-0283, 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 parcel of land known as the former bed of Hawkins Point Road extending from Fort Armistead Road, Southwesterly 449.8 feet, more or less, to an access ramp to northbound Interstate Route No. 695 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 agenda, summary and previous staff report which recommends approval of City Council Bill #09-0283 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 #09-0283 be passed by the City Council.

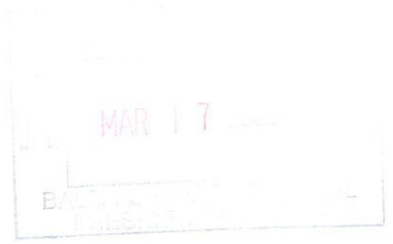
If you have questions, please contact Mr. Wolde Ararsa, Division Chief of the Land Use and Urban Design Division, at 410-396-4488.

GC/ttl

Attachments

cc:

- Mr. Andy Frank, Deputy Mayor
- Mr. Demuane Millard, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable "Rikki" Spector, City Council Commission Representative
- Ms. Nikol Nabors-Jackson, DHCD
- Mr. Larry Greene, Council Services
- Ms. Mandy Martin, DHCD
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Ms. Marcia Collins, DPW
- Mr. Paul Barnes, DPW



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PLANNING COMMISSION

STAFF REPORT

September 6, 2007

REQUEST: Street Closing/Portion of Hawkins Point Road between Fort Armistead Road and the ramp to I-695

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

STAFF: Kenneth Hranicky

PETITIONER: James R. Sherman

OWNER: Mayor and City Council

SITE/ GENERAL AREA

Site Conditions: The requested street closing is an unimproved portion of Hawkins Point Road between Fort Armistead Road and the ramp to I-695. That portion of Hawkins Point Road that is requested to be closed runs east-west approximately 500 feet and is 50 feet wide and consists of 23,148 square feet. The properties adjacent to or abutting the street closings are zoned M-3.

General Area: The subject street request to be closed is located in Hawkins Point. This area is characterized by industrial uses.

HISTORY

There are no previous Planning Commission actions for this site.

CONFORMITY TO PLANS

This proposed street closing will allow the consolidation of lots to provide for a larger lot that is more marketable that addresses the City's Comprehensive Master Plan's Earn Section, Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

ANALYSIS

The proposed road closing is being requested in order to facilitate the consolidation of adjoining lots that straddle the proposed road closing. The applicant owns the property bordering the proposed street closing. The lot that sits south of the proposed street closing is 0.832 acres in size and the lot north of the proposed street closing is 6.259 acres in size. The current street bed is unimproved. No development is currently proposed for this land.

It is staff's opinion that this portion of Hawkins Point Road is not needed to provide access to adjacent properties and that it can be closed, declared surplus right-of-way, and be disposed of.

Community of Curtis Bay Association, concerned Citizens for a Better Brooklyn, Brooklyn and Curtis Bay Coalition and the Baltimore Development Corporation was notified of this action.

Sam W. Cole / for D. McCoach, III

Douglas B. McCoach, III
Director