


TJS

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #14-0422/ SALE OF PROPERTY - 5000 GWYNN OAK AVENUE		

DATE: October 3, 2014

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

At its regular meeting of October 2, 2014, the Planning Commission considered City Council Bill #14-0422, 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 5000 Gwynn Oak Avenue (Block 8308, Lot 001) and no longer needed for public use; and providing for a specific effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #14-0422 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 #14-0422 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. Kaliope Parthemos, Chief of Staff
- Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development
- Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development
- 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
- Ms. Sharon Daboin, DHCD
- Ms. Barbara Zektick, DOT
- Ms. Elena DiPietro, Law Dept.
- Ms. Natawna Austin, Council Services
- Mr. Henry Raymond, Finance Dept.



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

October 2, 2014

REQUEST: City Council Bill #14-0422/Sale of Property – 5000 Gwynn Oak Avenue

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 5000 Gwynn Oak Avenue (Block 8308, Lot 001) and no longer needed for public use; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Christina Gaymon

COMPREHENSIVE PLANNER: Chad Hayes

PETITIONER: The Department of Housing and Community Development

OWNER(S): Mayor and City Council of Baltimore

SITE AREA

Site Conditions: The subject property is an irregularly-shaped lot located in the Howard Park neighborhood at the north-western corner of the Gwynn Oak Avenue and Howard Park Avenue intersection. The property is approximately .56 acres (24,398 sq. ft.) in size and is currently improved with a vacant one-story school annex building, approximately 10,206 sq. ft. in size. The property is in the R-2 zoning district.

General Conditions: This site does not lie within an active Master Plan area, an Urban Renewal Area, Critical Area, regulated floodplain, Commission for Historical and Architectural Preservation (CHAP) district, or a Planned Unit Development.

HISTORY

No prior Planning Commission action on this property.

CONFORMITY TO PLANS

Comprehensive Master Plan: This City Council Bill is compatible with the Comprehensive Master Plan for Baltimore City, specifically LIVE; Goal 1: Build Human and Social Capital by Strengthening Neighborhoods; Objective 2: Strategically Redevelop Vacant Properties throughout the City.

ANALYSIS

City Council Bill #14-0422 would authorize the sale of 5000 Gwynn Oak Avenue, which is currently improved with a one-story school annex building and is vacant. The building was surplus by the school system and was assigned to the Department of Housing and Community Development (HCD) for disposition. No other city agencies expressed interest in the property. However, the Housing Authority of Baltimore City expressed interest in this property for residential development, which is permitted in the R-2 zone and would put the property back to productive use.

This sales ordinance will allow the disposition and sale of the subject property, which is no longer needed for public purpose. The subject bill is consistent with the Comprehensive Master Plan for Baltimore City.

Community Notification: Howard Park Civic Association, Howard Park Community Activity Association, and Howard Park Community Activity Association were notified of the requested action.



Thomas J. Stosur
Director