


TJA

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #11-0716 /SALE OF PROPERTY- 1206 MCCULLOH STREET		

**TO**

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

DATE: July 11, 2011

At its regular meeting of July 7, 2011, the Planning Commission considered City Council Bill #11-0716, 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 1206 McCulloh, 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 #11-0716 and adopted the following resolution; nine members being present (nine in favor).

**RESOLVED**, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #11-0716 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. Kaliop Parthemos, Deputy Mayor
- Mr. Peter O'Malley, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Bill Henry, Council Rep. to Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Barbara Zektick, DOT
- Ms. Elena DiPietro, Law Dept.
- Ms. Karen Randle, Council Services
- Ms. Marcia Collins, DPW
- Mr. Paul Barnes, DGS
- Mr. Tony Bedon, HABC



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*



*Thomas J. Stosur*  
Director

### STAFF REPORT

**July 7, 2011**

**REQUEST:** City Council Bill #10-0716/ Sale of Property – 1206 McCulloh Street

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 1206 McCulloh Street (Block 0416, Lot 028) 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:** The property 1206 McCulloh is located at midblock on the south side of the 1200 block of McCulloh Street between Lanvale and Dolphin Street. The site is occupied by a parking lot. The parcel measures approximately 12.5' x 120'. The parcel is approximately 1,500 square feet in size and is zoned R-8.

**General Area:** The subject property is located in the Upton Neighborhood. The area is predominantly residential with some commercial and institutional.

#### **HISTORY**

- Ordinance Number 70-794, approved May 22, 1970, established the Upton Urban Renewal Plan.
- Amendment No. 13, dated April 20, 1998, approved by the Mayor and City Council of Baltimore by Ordinance No. 98-338, dated June 24, 1998.

#### **CONFORMITY TO PLANS**

The proposal to sell the subject property is consistent with the Baltimore City Comprehensive Master Plan LEARN Goal 1, Objective 2: Enhance Schools and Libraries as Neighborhood Assets - Ensure reuse of surplus school facilities is timely and compatible with surrounding neighborhoods. This proposal is also consistent with the Upton Urban Renewal Plan in

achieving a good residential neighborhood for persons living in the Upton Project Area and for other persons.

**ANALYSIS**

1206 McCulloh Street is part of an improved parking lot that serves the Head Start program at Union Baptist Church located at 1211 Druid Hill Drive. This property will be sold to Union Baptist Church. The parking lot has a paved surface and is fenced and landscaped.

The Sales Ordinance will allow for the disposition of the property and the continued operation of Head Start program at Union Baptist Church. 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 #11-0716 that authorizes the sale and to allow the City to dispose of the lot for redevelopment purposes.

Staff has notified the Upton Planning Committee, Inc., Midtown Community Benefits District, Marble Hill Community Association, Inc., and the Central District Police-Community Relations Council of this action.



**Thomas J. Stosur,  
Director**