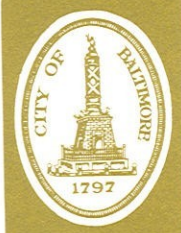


<b>FROM</b>	NAME & TITLE	GARY W. COLE, ACTING DIRECTOR <i>G Cole</i>	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-136/SALE OF PROPERTY-MAP 96 PARCEL 340, BALTIMORE COUNTY, MARYLAND		

DATE:

**TO**

November 21, 2008

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 October 23, 2008 the Planning Commission considered City Council Bill #08-0136, 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 known as Map 96 Parcel 340, Baltimore County, Maryland and no longer needed for public use; and providing for a special effective.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #08-0136 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 #08-0136 be passed by the City Council.

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

GWC/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
- Ms. Deepa Bhattacharyya, Law Department
- Mr. Larry Greene, Council Services
- Mr. Walter Horton, Department of Real Estate



## PLANNING COMMISSION

### STAFF REPORT

October 23, 2008

**REQUEST:** City Council Bill #08-0136/ Sale of Property – Map 96 Parcel 340, Baltimore County, Maryland

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 Map 96 Parcel 340, Baltimore County, Maryland and no longer needed for public use; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Melvin Hicks

**PETITIONER:** The Comptroller, on behalf of Mayor & City Council of Baltimore

**OWNER:** Mayor & City Council (Department of Public Works)

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

Site Conditions: The subject property is known as Parcel 340 Map 96 and is located in Baltimore County. The site is an unimproved and overgrown vegetated lot. This property is approximately 1.26 acres in size.

General Area: The subject area is located in the Southeast area of Baltimore County. The property resides in the vicinity of Moores Run near the 6900 block of Quad Avenue and east of I-95 in the Rosedale area of Baltimore County.

#### **HISTORY**

There have been no previous Planning Commission actions pertaining to the subject site.

#### **CONFORMITY TO PLANS**

This project is not within an Urban Renewal Plan area. This proposal is consistent with the Baltimore City Comprehensive Master Plan LIVE Goal 1, Objective 2: Strategically Redevelop Vacant Properties throughout the City.

#### **ANALYSIS**

City Council Bill #08-0136 authorizes the sale of the property located in Baltimore County. This property is unimproved and overgrown and is considered surplus by the Mayor & City Council of Baltimore. The city owned portion of parcel 340 is landlocked by the adjoining Baltimore County and Industrial Enterprise properties and is located in the 100 year flood plain. Helmsman Property Services, Inc. is planning to purchase the abutting Industrial Enterprise property. This

bill will allow the City to sell the property to the future adjacent property owner, Helmsman Property Services. Helmsman Property Services, Inc. plans to consolidate the city owned parcel and their future privately owned property to develop warehouse buildings. The 1.26 acres that will be purchased from the City will be used for their storm water management needs.

Therefore, it is staff's findings that the aforementioned property is no longer needed for public purposes and can be sold.

Staff has notified Baltimore County Department of Planning and Department of Real Estate of this action.



**Gary W. Cole,  
Acting Director**

**CITY OF BALTIMORE  
COUNCIL BILL 08-0136  
(First Reader)**

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Introduced by: The Council President  
At the request of: The Comptroller (Department of Real Estate)  
Introduced and read first time: June 9, 2008  
Assigned to: Taxation, Finance and Economic Development Committee

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REFERRED TO THE FOLLOWING AGENCIES: Planning Commission, Department of Housing and Community Development, Department of Public Works, Department of Transportation, Baltimore City Parking Authority Board, Department of Real Estate, Department of Finance, Board of Estimates

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – Map 96 Parcel 340, Baltimore County, Maryland**

3 FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public  
4 or private sale, all its interest in certain property known as Map 96 Parcel 340, Baltimore  
5 County, Maryland and no longer needed for public use; and providing for a special effective  
6 date.

7 By authority of  
8 Article V - Comptroller  
9 Section 5(b)  
10 Baltimore City Charter  
11 (1996 Edition)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in  
13 accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either  
14 public or private sale, all the interest of the Mayor and City Council of Baltimore in the property  
15 known as Map 96 Parcel 340, Baltimore County, Maryland, and more particularly described as  
16 follows:

17 The subject parcel (Map 96 Parcel 340) is an unimproved lot containing 1.26  
18 acres located in Baltimore County in the vicinity of Moores Run near the 6900  
19 Block of Quad Avenue,

20 this property being no longer needed for public use.

21 **SECTION 2. AND BE IT FURTHER ORDAINED**, That no deed may pass under this Ordinance  
22 unless the deed has been approved by the City Solicitor.

23 **SECTION 3. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it  
24 is enacted.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

