


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>Shule/for T. J.S.</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #12-0079/ SALE OF PROPERTY – FORMER BEDS OF CERTAIN STREETS AND ALLEYS BOUNDED BY SUN STREET. THE CSX TRANSPORTATION, INC. RAILROAD RIGHT OF WAY, VERA STREET. AND CHESAPEAKE AVENUE		

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

DATE: May 31, 2012

The Department of Planning is in receipt of City Council Bill #12-0079/ Sale of Property – Former Beds of Certain Streets and Alleys Bounded by Sun Street, the CSX Transportation, Inc. Railroad Right of Way, Vera Street, and Chesapeake 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 parcels of land known as the former beds of certain streets and alleys bounded by Sun Street, the CSX Transportation, Inc. Railroad right of way, Vera Street, and Chesapeake Avenue and no longer needed for public use; and providing for a special effective date.

The Department of Planning understands that committee review of this bill is scheduled on May 31, 2012, which is prior to the Planning Commission hearing date of June 7, 2012. The Department of Planning is supportive of this bill and intends to recommend approval to the Planning Commission at its June 7th, 2012, meeting. Once we have the Planning Commission approval we will forward you the formal approval memo.

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

TJS/WA

- cc: Ms. Kaliopé Parthemos, Deputy Chief for Economic and Neighborhood Development
 Ms. Thomasina Hiers, Acting 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. Karen Randle, Council Services
 Mr. Walter Horton, Department of Real Estate
 Ms. Elena DiPietro, Law Dept.



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

October 21, 2010

REQUEST: Street Closing/Portions of Fairfield Road, Tate Street, Carbon Avenue, and Remley Street

RECOMMENDATION: Approval, subject to comments from the Department of General Services.

STAFF: Kenneth Hranicky

PETITIONER: Baltimore Scrap Corporation

SITE/GENERAL AREA:

Site Conditions: The right-of-ways to be closed are located within the Fairfield industrial area. They are as follows: (1) Fairfield Avenue from the north side of Brady Avenue to a 20 foot alley; (2) a 20 foot unnamed alley from the west side of Tate Street to the east side of Fairfield Avenue; (3) Tate Street from the north side of Carbon Avenue to a 20 foot alley; (4) Carbon Avenue from the east side of Tate Street to the east side of Remley Street; (5) Remley Street from Carbon Avenue to Brady Street; (6) a 10 foot wide alley, located in Block 7360, from Fairfield Road east for 150 feet and (7) a 20 foot wide unnamed alley from Carbon Avenue to Brady Street.

General Area: The area is characterized by heavy industrial uses. The area is located in a M-3 zoning district.

HISTORY

- Ordinance Number 04-810, approved October 6, 2004, established the Fairfield Urban Renewal Plan.

CONFORMITY TO PLANS

The proposal to close various streets and alleys in Fairfield is compatible with EARN Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

ANALYSIS

The Baltimore Scrap Corporation has requested condemnation proceedings to close certain streets and alleys. Baltimore Scrap Corporation operates a junk and scrap yard at this site. Baltimore Scrap has acquired additional abutting properties in this area and together with the closed street beds, is proposing to expand their business at this location.

All streets and roads proposed to be closed are 60 feet wide. The combined lengths of all street and alley closings are approximately 3,238 feet. Some of the streets and all of the alleys included in the request were identified for acquisition and disposition in the Fairfield Urban Renewal Plan. All remaining abutting properties are under Baltimore Scrap Corporation control.

It is the staff's finding that these streets and alleys are not needed to provide access to adjacent properties. Thus, the subject streets and alleys are no longer needed for public purposes and can be closed, the right-of-ways declared surplus property, and sold.

In advance of today's hearing on this matter, staff mailed the Brooklyn and Curtis Bay Coalition, Community of Curtis Bay Association, and the Concerned Citizens For A Better Brooklyn notification of this action.

A handwritten signature in cursive script that reads "Thomas J. Stosur".

Thomas J. Stosur
Director