

TJS

FROM

NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET
SUBJECT	CITY COUNCIL BILL#15-0563/ SALE OF PROPERTY – A PORTION OF THE FORMER BED OF CARDIFF AVENUE

CITY of  
BALTIMORE  
**MEMO**



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

DATE: October 30, 2015

At its regular meeting of October 29, 2015, the Planning Commission considered City Council Bill #15-0563 for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land located in Block 6840 adjacent to Lot 1/22 that is part of the former bed of Cardiff Avenue 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 staff report that recommended approval of City Council Bill #15-0563 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 #15-0563 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

- cc: Ms. Kaliopé 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. Barbara Zektick, DOT
- Ms. Larry Jenkins, Law Dept.
- Ms. Deatra Eggleston, Dept. of Real Estate
- Ms. Natawna Austin, Council Services



Stephanie Rawlings-Blake  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

October 29, 2015

**REQUEST:** City Council Bill #15-0563/Sale of Property - a Portion of the Former Bed of Cardiff 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 a certain parcel of land located in Block 6840 adjacent to Lot 1/22 that is part of the former bed of Cardiff Avenue and no longer needed for public use; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Christina Hartsfield

**COMPREHENSIVE PLANNER:** Kate Edwards

**PETITIONER:** Department of Transportation

**OWNER(S):** Mayor and City Council of Baltimore

#### **SITE AREA**

**Site Conditions:** This portion of the former bed of Cardiff Avenue is approximately 50' long x 70' wide, with its northwest corner situated approximately 458' south of Boston Street and 146' east of Ponca Street. It is currently vacant and is most recognizable as a part of the landscape buffer on the west side of the Harbor Tunnel Throughway. The property is zoned M-3.

**General Conditions:** This site is located in the East Planning District in the Canton Industrial Area neighborhood. Most of the surrounding area is heavy industrial in nature, with the exception of the Harbor Tunnel Throughway to its east.

#### **HISTORY**

No prior Planning Commission history exists for 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**

A recent title search revealed that the City owns a portion of the former bed of Cardiff Street that was thought to have been conveyed to the State in the 1950's for the construction of the Harbor Tunnel. That portion of Cardiff Street was closed but was never officially conveyed. It is currently being treated as part of the right-of-way for the tunnel and not needed for the City's use. The intent of the sales ordinance is to rectify the title issue and authorize the official conveyance of the subject property to the State.

Community Notification:

The Maryland Business Council, Southeast Community Development Corporation, Southeastern Neighborhoods Development, and Southeastern District Police Community Relations Council were notified of this action.



**Thomas J. Stosur**  
**Director**