



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

August 8, 2013

REQUEST: City Council Bill #13-0235/ Sale of Property – ES Kane Street, 600 Feet South of Eastern Avenue, 150 Feet Rear of 6571 Eastern Avenue (Block 6703, Lot 005D) 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 ES Kane Street, 600 feet south of Eastern Avenue, 150 feet rear of 6571 Eastern Avenue (Block 6703, Lot 005D) and no longer needed for public use; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Ken Hranicky

PETITIONER(S): The Administration (Department of Real Estate)

OWNER: Mayor and City Council

SITE/ GENERAL AREA

Site Conditions: The property situated at Block 6703, Lot 005D is an abandoned railroad spur where the land came under the control of the City. The property is a little over 1 acre in size and is roughly 150 wide and 540 feet in length. The property still has the railbed/line that served as the spur and the rest of the property is forested.

General Area: This property is located west of the Eastern Avenue and I-95 interchange in the Bayview neighborhood. The immediate area is characterized by commercial uses and interstate ROW. The land is zoned M-2-2.

HISTORY There have been no prior Planning Commission actions on this site.

CONFORMITY TO PLANS

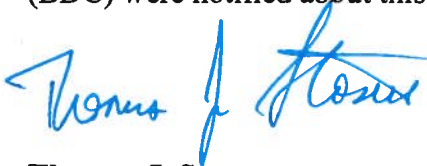
This site is located within the Southeast Neighborhoods Development Area Plan. This project is compatible with the Comprehensive Plan's EARN section, Goal 1: Strengthen Identified Growth Sectors, Objective 3: Retain and Attract Business in Business Support Services. Objective 7: Retain and Attract Business in Hospitality and Tourism.

ANALYSIS

The property being considered for sale is an abandoned railroad spur ROW that the City now owns. The accessibility to I-95 and the proximity to Bayview medical campus means there is a need for lodging in the area. The owner of the land north of the site is seeking to acquire this land, consolidate the land with adjacent property. After consolidation the development team will subdivide the land to accommodate a hotel and a yet undetermined future client. The hotel plans are in a conceptual stage and still need to go through Site Plan Review, and then the Subdivision and Final Design process with Planning Commission approval.

The sales ordinance will allow for the disposition of the property. It is staff's finding that the subject property is not needed for public purposes, and the proposed sale is in support of the City's Master Plan. Planning is in support of City Council Bill #13-0235 that authorizes the sale of property and allows the City to dispose of the lot.

Southeastern Neighborhoods Development (SEND) and Baltimore Development Corporation (BDC) were notified about this action.



Thomas J. Stosur
Director