



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.



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