



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur
Director

STAFF REPORT

April 4, 2013

REQUEST: City Council Bill #13-0196/ Sale of Property – 501 Orkney Road

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 properties known as 501 Orkney Road (Block 5136A, Lot 11) and no longer needed for public use; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Kenneth Hranicky

PETITIONER: The Administration (Department of Housing and Community Development)

OWNER: Mayor and City Council

SITE/GENERAL AREA

Site Conditions: 501 Orkney Road is located approximately 150 feet east of the intersection of York and Orkney Road. The 50 x 200 foot site is improved with a detached single-family home, consistent with its current R-3 zoning designation. There is no proposed zoning change under TransForm.

General Area: The subject property is located in the Belvedere neighborhood. The area is predominantly residential with commercial and institutional along York Road.

HISTORY

- York Road Community Strategic Neighborhood Action Plan, adopted February, 2006.

CONFORMITY TO PLANS

The proposal to sell the subject property is consistent with the Baltimore City Comprehensive Master Plan LIVE Goal 1: Build Human and Social Capital by Strengthening Neighborhoods. This action is also consistent with the York Road Community Strategic Neighborhood Action Plan.

ANALYSIS

The City assumed control of 501 Orkney Road, as collateral for financing the Senator Theatre, when payments were not made on the mortgage. The City now wishes to sell its interests in

this property and return it to the tax rolls.

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 can be sold. Planning is in support of City Council Bill #13-0196 that authorizes the sale and to allow the City to dispose of the lot. The Department of Housing and Community Development will handle the sales process and there is no development plan at this time.

Staff has notified the Belvedere Improvement Association, Govanstowne Business Association, Greater Homewood Community Corporation, Inc., Mutual Housing Association of Baltimore, Inc., York Road Partnership, Govans Ecumenical Development Corporation-(GEDCO), and Elsinore Village Association of this action.

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