



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 21, 2016

REQUEST: Major Subdivision Final Plans/ 1411-1476 Redfern Avenue

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER(S): Redfern Holdings, LLC, c/o Luke Yorke-Hart

OWNER: Partners Development, LLC, c/o Kenneth Mumaw

SITE/GENERAL AREA

Site Conditions: This project is composed of several lots, 1411-1415, 1456-1476 Redfern Avenue, which are located at the western end of Redfern Avenue, west of the intersection with West 42nd Street.

General Area: These properties are located in the Medfield neighborhood, which is predominantly a residential neighborhood, with some commercial uses at the periphery of the neighborhood along Falls Road and I-83. The Medfield Heights Elementary School is located approximately three blocks to the north.

HISTORY

- On July 12, 2007, the Planning Commission approved a Final Subdivision and Development plan for this project. However, the subdivision was not recorded until July 1, 2015 (recordation number LGA #4223).
- On November 19, 2016, the Planning Commission disapproved Major Subdivision Final Plans for 1411-1415, 1456-1476 Redfern Avenue.

ANALYSIS

Project: These 17 lots include two forest buffer lots (Block 3576A, Lots 100 and 119/130), and fifteen lots that are to be developed for townhomes in three groups. In its consideration of the proposal, staff reviewed the following factors:

Site Plan Review Committee (SPRC): This project was reviewed and approved by the SPRC on December 16, 2015.

Subdivision Regulations: Due to the questions surrounding the July 2015 recordation and plan expiration, the applicants have resubmitted all new materials and have followed the subdivision process as a new application. This proposal will create a total of seventeen lots, fifteen of which will be for the construction of three-story townhomes in three groups, and the remaining two lots will be for two forest conservation “buffer” areas.

Elevations: The proposed elevations remain the same from the 2007 approval, showing three-story townhomes in three groups. The four homes at 1411-1415 Redfern Avenue are proposed to be garage-front homes, due to the lack of rear access, and the steep grade in the rears of those lots. The rest of the homes will have rear parking pads each, accessed off of a rear alley. All of the homes will have brick veneer on the front and sides, with hardi-plank siding on the rear elevations. The front elevations will feature a traditional cornice line, and a variety of detailing between units that include options for bay windows, covered entries, and small columned porches.

Zoning Regulations: The first four homes, 1411-1415 Redfern Avenue have been approved by the Board of Municipal and Zoning Appeals (BMZA) for the required variances, subject to the approval of the development plan by the Planning Commission. The remaining homes comply with the requirements of the Zoning Code.

Forest Conservation: This project is subject to the Forest Conservation program. At the time of the initial subdivision plan approval, two parcels were dedicated for a buffer area that will be conserved, and staff approval of a landscape plan was required. The proposed landscape plan shows three Sugar Maple trees, three American Elm trees, nine Okame Cherry trees, in addition to the buffer areas. The group of four homes in the southern part of the development will have a border of seven Emerald Green Arborvitae and eight Allegheny Leatherleaf Viburnum separating them from the adjacent home to the east.

Community Notification: The Medfield Community Association has been notified of this action.



Thomas J. Stosur
Director