



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

June 23, 2016

REQUEST: Major Subdivision Final Plans/ 3901 Buena Vista Avenue

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: Edgehill Mews, LLC, c/o Mitch Gold

OWNER: American Builders & Contractors Supply Co., Inc.

SITE/GENERAL AREA

Site Conditions: 3901 Buena Vista Avenue is located on the east side of the street, north of the intersection with Cox Street, and south of the intersection with West 41st Street. The site contains 3.805± acres in total. The rear (eastern) portion of the site, which is proposed for subdivision is located at the end of Edgehill Avenue, is north of the end of Conduit Street, and is now used for open storage of materials and provides access to the neighboring properties.

General Area: This site is located in the northern portion of the Hampden neighborhood. This development site lies between two residential areas to the north and south, and between commercial/industrial properties to the east and west. Due to the geography of the site, with the eastern portion of the site being higher in elevation than the rest of the site, it has functioned separately from the main use of the property (a roofing company), however its relative isolation has made it hard to attract a viable commercial use for that part of the site.

HISTORY

- Ordinance #15-406 was enacted on October 19, 2015, which rezoned a portion of this property from the M-1-1 District to the R-8 District.

ANALYSIS

Project: This proposal is to subdivide 3901 Buena Vista Avenue into twenty lots for the development of eighteen townhomes, a private right-of-way parcel, and a parcel for the existing roofing company. The development will be on the rear (eastern) portion of the lot, and will require the improvement of a portion of the presently-unpaved portion of Conduit Avenue at the rear of the site to connect to Edgehill Avenue to provide adequate street access to the proposed development. The proposed private right-of-way parcel will have a loop street will be known as Flamingo Place, and will provide frontage for the eighteen new homes.

In its consideration of the proposal, staff reviewed the following factors:

Site Plan Review Committee (SPRC): This project was reviewed by the SPRC on June 24, 2015, and the final plans have addressed all comments offered by the committee.

Elevations: The proposed homes will be three stories in height, with brick fronts. The gabled sections of roofline will also be finished in metal shingle, and the roof will be a standing-seam metal system. Rear elevations will be finished in metal shingle, with brick vertical elements, and paneled garage doors.

Landscaping: This project triggers the Forest Conservation program, and the proposed plan complies with the program requirements. A portion of the plantings will be located in the unimproved portion of Cox Street, pursuant to an agreement with the Forestry Division of the Department of Recreation and Parks.

Zoning Regulations: This project needed variances, for front and side yard setbacks. The Board of Municipal and Zoning Appeals (BMZA) approved this project provided that the subdivision of the property and the Development Plan receive approval from the Planning Commission (*cf.* Board order #2015-272), and that the rezoning of the property is approved by the Mayor and City Council (this was satisfied by the enactment of Ord. #15-406, on October 19, 2015).

Subdivision Regulations: This project complies with the requirements of the Rules and Regulations for Land Subdivision within the City of Baltimore.

Community Notification: The Medfield Community Association, the Hampden Community Council, and the Falls Court Apartments, LLC, have been notified of this action.

Thomas J. Stosur
Director