Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT

Thomas J. Stosur
Director

November 19, 2015

REQUEST: Multiple Principal Structures on a Residential Lot/ Orchard Ridge Phase V – Multi-Family Rental Housing

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: Pennrose Properties, LLC

OWNER: Housing Authority of Baltimore City (HABC)

SITE/GENERAL AREA

Site Conditions: This phase is comprised of the approximate area bounded by Sinclair Lane to the north, Friar Field Run on the west, and Orchard Ridge Boulevard on the south and east. This area is divided by Strawberry Field Lane, and includes alleys. A few homes have already been built on the southeastern corner of Sinclair Lane and Friar Field Run as part of Phase II.

General Area: This project is a part of the Orchard Ridge neighborhood, and is the fifth phase of this overall project. Sinclair Lane Elementary School is located immediately to the north across Sinclair Lane, and Archbishop Curley High School is located immediately to the west across Friar Field Run.

HISTORY

- The original 292 unit Claremont Family Homes was completed by the Housing Authority of Baltimore City in 1954. Freedom Village is a former Federal housing property that the HABC acquired in 2002 in order to undertake this comprehensive redevelopment.
- On July 13, 2006, the Planning Commission approved the Final Subdivision and Development Plan for Orchard Ridge Phase I (Formerly known as (FKA) Claremont Freedom Village Phase I)
- On August 9, 2007, the Planning Commission approved the Amended Final Subdivision and Development Plan for Orchard Ridge Phase I (FKA Claremont Freedom Village Phase I)
- On November 1, 2007, the Planning Commission approved the Final Subdivision and Development Plan for Orchard Ridge Phase II (FKA Claremont Freedom Village Phase I)
- On December 17, 2009, the Planning Commission approved the Final Subdivision and Development Plan for Orchard Ridge Phase III
- On April 4, 2013, the Planning Commission approved multiple principal structures on a residential lot for Orchard Ridge Phase IV.

CONFORMITY TO PLANS

The proposed Final Subdivision and Development Plan is consistent with the Comprehensive Master Plan's Live Section, Goal #1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents.

ANALYSIS

Project: This fifth phase of the Orchard Ridge community contains approximately 3.62± acres of land, and is proposed to be developed with 65 multi-family units in thirteen buildings. These homes will be served by 80 parking spaces. Nineteen of the homes will meet the City's visitability requirements and 17 of the parking spaces will be ADA accessible. The site is zoned R-6 residential, and is currently unimproved.

Elevations: The proposed elevations for these buildings will match the previous phases, in that they will follow the same general design, including the very bright color choices. The buildings will be sheathed in fiber cement siding and trim, the roofs will have asphalt shingling and aluminum downspouts and gutters. The vinyl windows and rooflines will have cellular PVC trim. Principal facades will have a brick veneer base, with siding above the midline of the first floor windows and doors, wrapping around to the side elevations. Front porches will be covered

Zoning Regulations: This project generally complies with the bulk requirements of the R-6 district, with the exception of some necessary setback variances. These variances are scheduled to be reviewed by the Board of Municipal and Zoning Appeals (BMZA) in their hearing on November 17, 2015 in cases 2015-402, 2015-403, 2015-404, 2015-405, and 2015-411.

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

Thomas J. Stosur
Director