



*Stephanie Rawlings-Blake
Mayor*

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



*Thomas J. Stosur
Director*

STAFF REPORT

April 29, 2010

REQUEST: Final Subdivision and Development Plan/4601-31 Parkton Street – Lot 17A of Block 2530-C

RECOMMENDATION: Approval, subject to:

- Comments from the Department of General Services; and
- Compliance with the City's Forest Conservation Requirements.

STAFF: Ervin McDaniel

PETITIONER: Sage Management, LLC

OWNER: Same

SITE/GENERAL AREA

Site Conditions: The subject property known as 4601-31 Parkton Street is located in the Yale Heights neighborhood of Southwest Baltimore. The 2.27 acre parcel is zoned R-5 and is located at the southwest corner of Parkton Street and Thornfield Road. It is unimproved land, with trees on the western portions of the site.

General Area: The Yale Heights neighborhood is a residential community with a variety of housing types – single family, townhouses and garden style apartments. To the north of the site are townhouses and beyond them, Maiden Choice Run. To the east are townhouses and apartments, to the south and west are single family houses.

HISTORY

This property was approved by the Planning Commission for Multiple Structures on a Lot on October 5, 2006 as a 40 unit condominium townhouse community.

CONFORMITY TO PLANS

This project is consistent with the Comprehensive Master Plan's LIVE section, Goal One: Build human capital by strengthening Neighborhoods, Objective One: Expand housing choices for all residents.

ANALYSIS

The applicant, Sage Management, LLC, proposed to develop the 2.27 acre parcel into a 25 unit townhouse community with HOA lots. One of the lots will be used for the storm water

management facility and the other as the entry road. The new townhouses will front onto Amelia Circle, a new entry road.

Staff reviewed the following aspects of the proposed development:

- Site Plan: The site plan was reviewed and approved by the Site Plan Review Committee on March 26, 2010. The new townhomes will front along a new entry road (Amelia Circle) from Thornfield Road. There will be three groups of six units and one group of seven townhomes along Amelia Circle. The group of six townhomes will be 2-story while the group of seven townhomes will be 3-story. There will be an underground storm water management facility adjacent to Parkton Street. Parking will be provided in front of each unit. There will be a total of 59 space provided for this project.
- Architectural Elevations: Elevations for this proposal have been reviewed by staff architects and the community. The front elevations will include six over six windows, an entry door and porch. The rear elevations will include a balcony on the second floor and a rear entry door on the first floor. Brick masonry will be used on portions of the front elevations while vinyl siding will be used on the rear and side elevations.
- Subdivision and Development Plan Requirements: This project complies with the City's rules and regulations relative to land subdivision within Baltimore City. The lots have frontage on a private street and will have separate utilities.
- Zoning Code Requirements: The subject project is located within an R-5 zoning district and received approval from the Board of Municipal Zoning and Appeals for rear yard setbacks, parking in the front yard and lot area variance for several of the lots.
- Landscape Plan: The applicant has submitted a landscape plan. The landscape plan shows two of the existing trees to remain. Street trees are proposed along Amelia Circle, the new entry street. Additional trees and plantings are proposed as buffers along adjoining properties. The Forest Stand Delineation for the site has been submitted and approved.
- Sustainability: The homes will be energy star certified. The homes will also have low flow fixtures. There will be an onsite storm water management facility.

The Yale Heights Community Improvement Corporation, Beechfield Community Improvement Association and Irvington Community Association have been notified about this action.

Thomas J. Stosur
Director