



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

October 7, 2010

REQUEST:

- Final Subdivision and Development Plan/ 5241 Frederick Avenue – Wynholme Village PUD – Townhouse Development
- Minor Amendment/Wyndholme Village Planned Unit Development

RECOMMENDATION:

- Final Subdivision and Development Plan: Approval, subject to comments from Department of General Services
- Minor Amendment: Approval

STAFF: Ervin McDaniel

PETITIONER: 5205 – 5241, LLC

OWNER: Same

SITE/GENERAL AREA

Site Conditions: This property is located at 5241 Frederick Avenue. It is a former family estate that comprises approximately 25.7 acres of wooded land with a clearing at the hilltop that is the site for the new development. A long entrance road off Frederick Avenue passes an existing stone house that is within the PUD area. Much of the site is steeply wooded terrain. Currently, there are six Conservation Area parcels that total approximately 7.33 acres of the site. The site is also improved with condominium units located along the entry road. The site is currently zoned R-4.

General Area: This property lies on the south side of Frederick Avenue in Southwest Baltimore. The Beechfield neighborhood is to the south of Frederick Avenue. It is characterized by a mixture of residential unit types, both single and multiple family. There are rowhouses and multi-unit apartments directly to the east of the property. To the south are a private family property and an institutional use on large grounds. To the west is the National Cemetery. On the north side of Frederick Avenue is the predominately residential community of Westgate, much like Beechfield in housing types.

HISTORY

- Ordinance #96-0092 – Established the Villages of Wyndholme PUD on December 5th, 1996.
- Final Design Approval – Villages of Wyndholme PUD, August 15th, 1997.
- Final Design Approval – Villages of Wyndholme PUD, September 12, 2002 for Parking and Entry for Miracle Temple Seventh Day Adventist Church, 100 South Rock Glen Avenue
- Ordinance #07-412 – Enacted April 9, 2007, Re-established the Villages of Wyndholme PUD as a 285 unit condominium/townhouse community.
- Final Design Approval – Wyndholme Village PUD, February 8, 2007
- Minor Amendment and Revised Final Design Approval – Wyndholme Village PUD, April 17, 2008

CONFORMITY TO PLANS

This site lies within the existing Villages of Wyndholme Planned Unit Development (PUD). The proposed subdivision meets the Comprehensive Plan's LIVE Goal 1, Objective 1: Expand Housing Choices for all Residents, Objective 2: Strategically Redevelop Vacant Properties Throughout the City and Objective 5: Increase the City's Population by 10,000 Households in 6 Years.

ANALYSIS

Former Variations of the PUD

The Villages of Wyndholme PUD was originally approved in 1996 to develop an adult village for the deaf community and housing for the elderly as its primary uses. Accessory uses proposed in the original PUD included: day care facilities, an elementary school, a hotel/conference center with ninety rooms, and some other commercial uses for the convenience of the residents. Though the PUD was approved, and construction of one building was started, the project was halted. The Allegheny East Conference Association of Seventh Day Adventists purchased a portion of the PUD site that is located on the north side of Frederick Avenue portion in order to use it to establish a church.

In 2007, the owner of the portion of the PUD south of Frederick Avenue re-established the PUD in its entirety as the Wyndholme Village Planned Unit Development. It includes land on the south side of Frederick Avenue. The 26.24 acre site was to be developed as a 285 unit residential market rate community. Included were sixteen four level multi-family buildings (sixteen units each) and 29 two story townhouses lining the loop road, both inside and out. A Community Building was to be built on the east side of the loop road, overlooking a storm water management area. An oval-shaped pedestrian common area was the center of the community. The ground floor of the multi-unit buildings was to include fourteen spaces each, accessed of drives from the loop road.

To accommodate this development, portions of Conservation Area parcels one, four and five had been reduced in size and an additional property, Parcel C was purchased, included in the PUD and encumbered as "Conservation Area parcel six".

In 2008, the developer revised Wyndholme Woods to reflect changes in market conditions. The development team reduced the number of condominium buildings from 16 to 10. As the units are somewhat smaller, the footprints of these buildings will also be smaller. There are now 160 multiple family units total. In place of the six multi-family buildings, townhouses were added that increased the previously approved count from 29 to 72. Therefore, the total density of all units will be 232, down from the previous 285 units.

A change in the construction of the multi-unit buildings removed the lower parking level and place those required spaces on private street or parking lot. Therefore, these buildings will be four floors above grade, instead of four and one half levels. The street parking was changed to 90 degree instead of parallel. Previously, there were 555 spaces total, now there are 414.

The community building has been removed from the project. Generally other aspects of the plan remain the same. There is a bit of an increase in open space and the Forest Conservation areas remain essentially the same.

Current Proposal

The applicant, 5205-5241, LLC, proposed to subdivide 5241 Frederick Avenue (Lot#1 of Block 8139F) into fifteen (15) lots for the development of fourteen fee simple townhome lots (Lots # 30 thru 43 - will total .5386 acres or 23,460 square feet) and one condominium lot (Lot #1 - 13.0823 acres or 569,864 square feet). This portion of the PUD has already been approved for 14 townhome condominium units. Therefore, the applicant proposed to convert the condominium units into fee simple lots. The reason for the change from condominium units to fee simple lots is because of changes in financing at the federal level. There are no proposed changes to the existing street system, the other condominium lots or forest conservation easements. The fee simple lots will be governed by a Home Owner Association Agreement. Staff reviewed the following aspects of the proposed development:

- Site Plan: The site plan was reviewed and approved by the Site Plan Review Committee. The fourteen (14) new townhomes will front on the private street along Wyndholme Way. There will be three groups of townhomes along Wyndholme Way, a group of five (5), a group of three (3) and a group of six (6). Parking for the new townhomes will be located along Wyndholme Way.
- Architectural Elevations: Elevations for this proposal was approved as part of the Final Design Approval for the PUD on April 17, 2008.
- 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-4 zoning district and is governed the Wynholme Village PUD.
- Landscape Plan: The landscape plan was approved as part of the Wynholme Village PUD.
- Forest Conservation: The Forest Stand Delineation was approved as part of the Wynholme Village PUD.
- Minor Amendment: Because this site is a PUD, a Minor Amendment is needed to update the development plan reflecting the new property line and building setbacks being proposed from that line.

The following community groups have been notified of this project: Beechfield Community and Improvement Association, the West Gate Community Association, Ten Hills Community Association, Inc. and Tremont Community Association.

Thomas J. Stosur
Director