



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

July 27, 2017

REQUEST: Major Subdivision Final Plans with Waiver/ 1505 Roland Heights Avenue and 1600 W. 41 Street

RECOMMENDATION: Approval

STAFF: Matthew DeSantis, AICP

PETITIONER: KCI Technologies, Inc c/o Matthew Sichel

OWNER: Stonewall Capital, LLC

SITE/GENERAL AREA

Site Conditions: This site is the southernmost portion of 1505 Roland Heights Avenue where it abuts to 1600 W. 41st Street. The area is partially wooded and partially improved with an industrial building and associated surface parking lot. The forested portion is very steeply sloped.

General Area: This site is located in the Medfield neighborhood, which is predominantly a low to medium density residential neighborhood, with some commercial uses at the periphery of the neighborhood along Falls Road and some industrial uses near I-83.

HISTORY

- On June 15, 2017, the Planning Commission approved the Major Subdivision for the "Residences at Roland Heights" development at this site.

ANALYSIS

Project: This requested subdivision is in order to correct the issue of an existing encroachment of the building at 1600 W. 41st Street onto the property known as 1505 Roland Heights Avenue. This encroachment occurred due to a building addition constructed partially across the property line several years ago. The request is to ultimately transfer a portion of 1505 Roland Heights Avenue to 1600 W. 41st Street in order to rectify this issue. This transfer will not impact the existing Forest Conservation Plan approved for the Residences at Roland Heights development since the land intended to be transferred was not included in the required conservation calculations, and no development is associated with this subdivision action. If not for the requested waiver as described below, this subdivision proposal would be categorized as a Minor Subdivision and considered as a consent agenda item.

Waiver Requested: The applicant has requested the following waiver of Subdivision standards:

- 1) 2.4.b - Required Posting : The 20 working day notice for the submission of a subdivision application will not have been satisfied by the July 27, 2017 Planning Commission meeting.

The applicant has provided a written justification of the requested waiver which has been made available for the Commission's review. The applicant cites a scheduled closing date at the end of July requiring that this requested subdivision be considered by the Planning Commission at the July 27, 2017 meeting.

Site Plan Review Committee (SPRC): As there is no development proposed in direct relation to this subdivision request, SPRC review was not required.

Zoning Regulations: This subdivision will correct the extant encroachment of the building on 1600 W. 41st Street onto 1505 Roland Heights Avenue by shifting the lot line.

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



Thomas J. Stosur
Director