



Stephanie Rawlings-Blake  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur  
Director*

**May 12, 2016**

**REQUEST:** Revised Final Design Approval/ Greenspring Center PUD #74 – Skyview Townhomes

**RECOMMENDATION:** Approval

**STAFF:** Anthony Cataldo

**PETITIONER(S):** Skyview LLC

**OWNER:** Greenspring Properties LLC

#### **SITE/GENERAL AREA**

Site Conditions: The site for the proposed residential development is roughly three acres in area. The parcel is generally wooded in character with a steep hill rising from an elevation of 295 feet at the base of the hill behind the west side of the grocery store to 360 feet at the far northeastern corner of the site. The site is zoned M-1-1 and R-6. This entire area has been designated as residential development in the PUD.

General Area: The site is located in the Hoes Heights neighborhood in North Baltimore. Other nearby neighborhoods include Medfield, Roland Park, and Hampden. The area near the development site is generally a combination of rowhouses, garden apartment buildings and narrow detached single family dwellings combined with some small corner retail uses. South of the development site and also in the PUD area is the Greenspring Tower shopping center, which is entered from 41<sup>st</sup> Street. Other auto-oriented commercial uses can be found on the 41<sup>st</sup> Street corridor near the PUD area.

#### **HISTORY**

- On July 3, 1990, Ordinance #609 approved the establishment of a Planned Unit Development on the former site of the Greenspring Dairy.
- On January 10, 1991, the Planning Commission gave final design approval to the Greenspring Tower Shopping Center
- On November 11, 1993, the Planning Commission approved the signage for the Greenspring Tower Shopping Center
- On February 24, 2005, Planning Commission approved a minor amendment to the 1020/1040 West 41<sup>st</sup> Street PUD and gave Final Design Approval to the expansion of the Superfresh grocery store at the shopping center in the PUD.
- On March 9, 2006, Planning Commission approved City Council Bill 05-0309 which added a new parcel and 43 townhouses to the PUD development plan.

- Ordinance 06-295, signed July 28, 2006, amended and renamed the 1020/1040 West 41<sup>st</sup> Street and 4201 Hickory Avenue Planned Unit Development, adding a parcel and authorizing a residential use.
- On August 10, 2006, Planning Commission approved the Final Subdivision and Development Plan for the 43 Skyview Townhomes at 4201 Hickory Avenue.
- On April 7, 2011 the Planning Commission approved the Minor Amendment and Revised Final Design of the 40 Skyview Townhomes at 4201 Hickory Avenue.
- On July 9, 2012 the Planning Commission approved the Minor Amendment and Revised Final Design of the 40 Skyview Townhomes at 4201 Hickory Avenue.

### **CONFORMITY TO PLANS**

This project is consistent with the Baltimore City Comprehensive Master Plan: LIVE Section, Goal 1, Objective 1: Expand Housing Choice for all Residents, Goal 1, Objective 5: Increase the City's Population by 10,000 Households.

### **ANALYSIS**

This action is to permit the owner to provide a gabled roof option for the townhomes during construction. All site and landscape plans remain the same with the gable option. The gable also falls within the approved height limit of the buildings. The only modification to the elevations will be the addition of the gable in place of the flat roofs.

In advance of a hearing on this matter, staff notified the following groups: Hoes' Heights Improvement Association Inc., Heathbrook Community Association, and Medfield Community Association, Inc.



**Thomas J. Stosur**  
**Director**