



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 19, 2018

REQUEST: Minor Subdivision Concept Plans / Tuscany Road, Block 3701G, Block 8/13 (Rear of 33 Warrenton Road)

RECOMMENDATION: Approval of Concept Plans

STAFF: Matthew DeSantis, AICP

PETITIONER: Greenberg, Martin, Rosenberg c/o Caroline Hecker

OWNERS: Ernest and Donna Kovacs

SITE/GENERAL AREA

Site Conditions: The subject property is 2.764 acres in size, fronts on Tuscany Road, and is currently forested and undeveloped. The parcel was recently subdivided off from a single-family detached residence addressed as 33 Warrenton Road.

General Area: This site is located in the Tuscany-Canterbury neighborhood. The property to the north is a single-family detached dwelling; to the east is The Calvert School; to the south is a multi-family condominium community; and to the west are single-family attached dwellings.

HISTORY

- On December 21, 2017, the Planning Commission approved Final Plans for a subdivision to 33 Warrenton Road that created this subject parcel. No development plan was included in that approval.

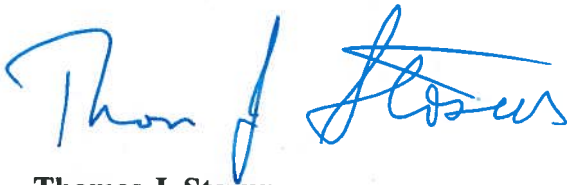
ANALYSIS

Project: The applicant, The Calvert School, is requesting review and approval by the Planning Commission of Concept Plans. While this is a development step that is available to all subdivision applicants, it is not utilized very frequently. The intention of providing this option, however, is so that in the case of unusual or potentially controversial development proposals an applicant may have the chance to seek the guidance and direction of the Planning Commission before making more substantial commitments of time and resources in developing their proposal. Before closing on the property, The Calvert School is hoping to obtain approval of these conceptual plans from the Planning Commission. The applicant has elected to utilize this Concept Plans phase due to the robust community interest in the previous subdivision action for this parcel.

The concept that the applicant is bringing to the Planning Commission for this parcel is the construction of a 2-story building on a 12,000 SF footprint to be used as an educational facility in connection with the school. The applicant has submitted a preliminary wetland/forest evaluation plan, a conceptual site plan rendering, and conceptual sections showing proposed building heights. While the general proposal does not appear to be objectionable to staff, a more detailed analysis will not be possible until the applicant provides additional details.

Provided that the Planning Commission approves of these Concept Plans, the applicant will be required to proceed along the typical development review process. This will include submitting Preliminary Subdivision plans for full agency review and then submitting Final Subdivision plans that will return to the Commission for ultimate review and approval. In addition, compliance with the established development standards applicable to Site Plan Review, Forest Conservation, Zoning, Landscape Manual, and Design Manual will need to be established, as well as development standards that other City agencies determine are applicable.

Community Notification: All abutting property owners as well as the Tuscany-Canterbury Neighborhood Association have been notified via mail and/or email. Additionally, the property has been posted in accordance with Planning Commission guidelines.



Thomas J. Stosur
Director