



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

August 4, 2016

REQUEST: Major Subdivision Final Plans/ 1520 Beason Street

RECOMMENDATION: Approval

STAFF: Matthew DeSantis, AICP

PETITIONER: Whitman, Requardt and Associates, LLP c/o Dan Loveless

OWNER: Bozzuto Homes, Inc.

SITE/GENERAL AREA

Site Conditions: 1520 Beason Street is bounded by Beason, Towson, Cuba, and Cooksie Streets. In addition to this entire block, this proposed subdivision also includes the 1220 block of Towson Street (to the north) as well as 1600 Beason Street (to the east). The site contains 1.293 acres in total. The site is currently vacant, but was previously home to light industrial use.

General Area: This site is located in the Locust Point neighborhood and is surrounded by other medium-density residential development.

HISTORY

- On June 10th, 2004 the Planning Commission approved the Locust Point Master Plan
- On May 4th, 2006 the Planning Commission approved an amendment to the Locust Point Master Plan
- On December 10th, 2015, the Planning Commission voted to amend and approve the rezoning of this site from M-2-2 to R-8 via CCB #2015-0575.

ANALYSIS

Project: This proposal is to subdivide the existing lots into forty-seven (47) lots for attached single-family dwellings and three (3) common use lots for off-street parking access.

In its consideration of the proposal, staff reviewed the following factors:

Site Plan Review Committee (SPRC): This project was reviewed by the SPRC on November 18, 2015 and received approval on April 1, 2016

Elevations: Elevations have been provided for the proposed townhomes. The facades of the proposed homes reflect a contemporary design and consist of a mix of stone, brick, and metal veneer. DOT has reviewed and approved curb cuts for sixteen (16) of the units to feature front-loading garages.

Landscaping: This project triggers the Critical Area program, and the proposed plan complies with the program requirements.

Zoning Regulations: This project does not require any variances or conditional use approvals.

Subdivision Regulations: Off-street parking requirements posed a design challenge for the corner units. The applicant worked with Department of Transportation in order to obtain curb cut approval for several front-loading garages. The impact of the front-loading garages was minimized by placing those units only on secondary streets, and due to their relative location to the intersections, on-street parking loss was kept to a minimum.

Community Notification: The Locust Point Community Association has been notified.



Thomas J. Stosur
Director