



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

February 5, 2014

REQUEST: Major Subdivision Final Development Plan/ 3622 Cairnes Lane

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: Cairnes, LLC

OWNER: Cairnes, LLC, c/o Ray Jackson

SITE/GENERAL AREA

Site Conditions: 3622 Cairnes Lane is located on the west side of the street, 115' south of the intersection with West 37th Street, running parallel to, and west of Falls Road. The western end of the property connects to the 90° bend where Conduit Avenue meets Berry Street. The site is currently improved with a one-story warehouse building that will be cleared for development of the proposed townhomes.

General Area: This site is located in the Hampden neighborhood, which is primarily residential in nature. The commercial corridor of Falls Road is one block to the east, and the Robert Poole Middle School is located adjacent to this property on the southwestern corner, and beyond that lies Roosevelt Park. The mill corridor along the Jones Falls is located several blocks to the west.

HISTORY

- The subdivision plan for this project was approved by the Planning Commission on December 18, 2014.

ANALYSIS

Project: This subdivision proposes to create 28 lots for the development of 27 new townhomes. The remaining lot will be a private right-of-way. The property is currently improved with a one-story warehouse that will be razed to make way for the new development. The development will have two lines of rowhomes in two groups each, that face a 30' private right-of-way that will be a greened mews. Private alleys will be available for access to the rear-loading garages for each home, however, the southern alley will appear as one large open area since it is part of a private easement that is used as maneuvering area for the self-storage building to the south. That is, there will be no separation or delineation between the southern groups of homes and the self-storage building.

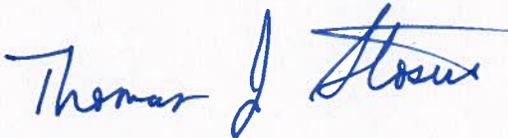
In its consideration of the proposal, staff reviewed the following factors:

Site Plan Review Committee (SPRC): This project was reviewed on November 5, 2014, and comments were provided. The homes will all face a 30' greened mews, and will have individual internal garages for each home. The garages will be accessed from alleys to the rear of each unit, connecting to Cairnes Lane and to Conduit Avenue/Berry Street.

Elevations: There will be three choices of elevations (labeled A, B, and C in the final submittal), and each prototype will have a three- and a four-story option, and may be mirror-reversed. Front facades will be primarily brick, with option C featuring metal paneling. Option B will feature a bay window at the second- and third-stories, and each option will have a covered entry. Rear and side elevations will have brick at the first-floor level and vinyl siding above, with the exception of the Conduit Avenue/Berry Street sides, which will be brick for the entire side elevations.

Zoning Regulations: The Board of Municipal and Zoning Appeals (BMZA) granted conditional approval for this project via case #2014-289 in their hearing on August 12, 2014. In that case, the request was for 29 homes, versus the 27 proposed here. Variances for lot area and setback reductions were approved. This appeal was approved with the condition that the subdivision and structures are subject to final approval by the Site Plan Review Committee (SPRC) and the Planning Commission. As the number of homes have been reduced, the degree of variance needed has also been slightly reduced, which will remain within the approval granted by the BMZA.

Community Notification: The following community organizations have been notified of this action: The Hampden Land Use and Zoning Committee, the Hampden Community Council, and the Hampden Village Merchants Association.



Thomas J. Stosur
Director