



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

February 26, 2015

REQUESTS: Major Subdivision Final Development Plan/ 1300-1320 Jackson Street and 1301-1323 Belt Street

RECOMMENDATIONS: Approval

STAFF: Anthony Cataldo

PETITIONER: Stonewall Development

OWNER: Same

SITE/GENERAL AREA

General Area: This site is located in within the Federal Place Townhomes development. Phase I is complete and includes 26 townhomes on the west side of the site. This development is in South Baltimore and within the Key Highway Urban Renewal Plan Area. Digital Harbor High School is located just north of this site. East of the site is the Harborview development, which is a combination of new town homes, apartments and condominiums. Federal Hill is north of the site. There is a combination of two and three story town homes and non- residential uses in the immediate area of the proposed development.

Site Conditions: The subject property known as 1301 S. Covington Street is zoned O-R-2 and is approximately .82 acres in size. The site area is currently unimproved and has been cleared for construction. The property is bordered by Jackson Street to the east, East Gittings Street to the south, Covington Street to the west, and Key Highway to the northeast.

HISTORY

- Ordinance #622, approved on March 12, 1986 established the Key Highway Urban Renewal Plan.
- Ordinance #04-829, approved by the Mayor on November 28, 2004 amended the Key Highway Urban Renewal Plan.
- Ordinance #04-870, approved by the Mayor on December 2, 2004, approved the re-zoning of this site from M-2-2 to O-R-2.
- On February 3, 2005 the Planning Commission approved the Final Subdivision and Development Plan for 1301 Covington Street (Federal Place).

- On August 6, 2009 the Planning Commission approved Multiple Structures on a Single Residential lot for this site when the program changed from fee simple townhouses to two condominium buildings.
- On July 10, 2014 the Planning Commission approved the Final Subdivision Plan (dated April 14, 2014) to re-subdivide the property known as 1301 Covington Street into 23 residential lots for disposition purposes only.

CONFORMITY TO PLANS

The project is consistent with the Comprehensive Master Plan's LIVE section, Goal One: Build Human and Social Capital by Strengthening Neighborhoods, Objective One: Expand Housing Choices for all Residents. The proposed townhouses are also in conformance with the Key Highway Urban Renewal Plan.

ANALYSIS

Federal Place Townhomes is a project that was originally approved in 2005 as a 49 unit 'fee-simple' townhome project on 2.291 acres. There are 26 townhome units located along the west side of the project site area. Due to the change in housing market conditions, the 23 townhome units that were to be located on this site were never constructed and since that time, the site had been consolidated to allow for a condominium scheme; which also never materialized.

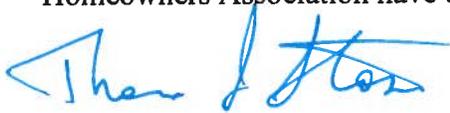
At its regular meeting of July 10, 2014, the Planning Commission approved the Final Subdivision Plan (dated April 14, 2014) to re-subdivide the property known as 1301 Covington Street back into 23 residential lots. This approval was for disposition purposes only, and no Development Plan was presented to the Planning Commission. As stated in that meeting, any future development on these parcels would require a Development Plan that is reviewed and approved by the Planning Commission. This action is to review and approve those such plans.

Design approval includes the site plan for the project, the landscape plan, and building elevations. All uses, height (determined through floor area ratio calculations) for the project are governed by the underlying zoning of the property.

- Site Plan: This plan is consistent with the SPRC review from June 24, 2009. The street and alley network was constructed with Phase I and the new homes remain in the same location as was previously designed. Access to the development will be from East Gittings Street via Belt Street and a private alley. Twelve new townhomes will face Belt Street and will be 3 stories tall. The other eleven townhomes will front onto Jackson Street and will be 4 stories tall with an expressed basement. Each of these buildings will have 2 parking spaces per unit and there will be street parking on Belt Street. The parking pads and garages will be accessed from the private alley between the two buildings.
- Landscaping/Critical Area: The developer has submitted a landscape plan that has received staff approval. The plan shows streetscape and landscape planting along Belt Street and Jackson Street. Raised planters along Jackson Street allow for plant material to mitigate some of the grade change from the first level to the sidewalk and grouped street trees allow for larger tree wells to buffer pedestrians from the street and grade.
- Architectural Elevations: The applicant worked with Planning Staff for approval of the modified elevations. The elevations will mostly consist of brick with trim and cornice

elements. The 4th level facing Jackson Street will be stepped back from the sidewalk and be clad in cementitious siding providing for 2 upper level terraces. The step back and change in material helps break up the 4 level façade and lets it read at a more traditional scale for the neighborhood of a 3 level rowhouse. The alley elevations consist of cementitious siding. The end units will have side elevations consisting of masonry brick and the rear of the three Belt Street homes most visible from Key Highway will also have brick elevations along the rears. Projecting bays and bay windows have been used in the elevations to add interest and a variety of living spaces to the units.

Community Notification: The Federal Hill South Neighborhood Association, Riverside Neighborhood Association, Key Highway Community Association, and the Federal Place Homeowners Association have been notified of this action.



Thomas J. Stosur
Director