



Catherine E. Pugh  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

May 10, 2018

**REQUEST:** Major Subdivision Final Plans / 1717-1726 Manor Avenue; 1703-1716 Dundalk Avenue; 6613 Hartwait Street (Holabird Manor PUD)

**RECOMMENDATION:** Approval

**STAFF:** Matthew DeSantis, AICP

**PETITIONER(S):** Holabird Construction Co. c/o Mr. Frank Scarfield

**OWNER:** Same

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

Site Conditions: The subject properties are located in southeast Baltimore and are generally bound by Hartwait Street to the north, Dundalk Avenue to the east, Holabird Avenue to the south and alley east of Malvern Street to the west. The underlying zoning of site is now a mix of R-3 and R-7 as of the implementation of the new zoning code in June of 2017. Manor Avenue and a portion of Eastbourne Avenue that were within the PUD boundary have been closed and consolidated in the larger parcel. The combined site area of the PUD is approximately 6.6 acres with the majority of the current site cleared of the former senior housing buildings and streets.

General Area: This property is located along the east edge of the Baltimore City line, adjacent to the Graceland Park Improvement Association.

#### **HISTORY**

- Ordinance #98-320 designated the Residential Planned Unit Development known as Holabird Manor Senior Retirement Community.
- Ordinance #16-442 repealed the previous PUD ordinance and designated the Holabird Manor Condominiums Planned Unit Development.
- On May 10, 2018, the Planning Commission approved a Minor Change – Final Design Approval for the Townhouse Apartment Buildings and Community Center Addition.

#### **CONFORMITY TO PLANS**

The proposed townhome apartment buildings and the community center addition conform to the approved PUD development plans.

#### **ANALYSIS**

Project: The Holabird Manor Condominium PUD has been in transition and redevelopment for many years. This subdivision request is related to the first phase of new construction on the site

since the demolition of the dilapidated former apartment buildings. The request is to consolidate and then split the existing 14 lots into a total of 12 new lots. The Development Plan encompasses 46 townhome apartments, 216 condo apartments, 12 efficiency units, 36 senior housing units, and the community center expansion. This phase of the development includes just the townhome apartments and community center, whereas final design approval for the rest of the site is to be at a later date.

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

Site Plan Review Committee (SPRC): The revised project development plan was reviewed and obtained Site Plan approval on September 6, 2017.

Elevations: The Planning Commission provided PUD Minor Change - Final Design approval of the proposed buildings on May 10, 2018. The townhome apartments appear to be traditional townhomes but each contain 2 dwelling units. The façade designs provide a mix of masonry and cementitious siding which is consistent with the existing senior housing apartment building on the site. The use of masonry for the base building and siding for the projecting bays is consistent with the character of townhome design typology. The colors are also consistent with the overall palette being incorporated into the redevelopment. Each townhome provides two garage parking spaces and foundation plantings that support the overall landscape design of the PUD.

The proposed Community Center is an addition to the existing Senior Housing Apartment building on site. The addition will be two levels and will tie into the west wing of the existing structure. The addition will use masonry and cementitious siding to compliment the renovated senior building and sits in the location designated in the PUD development plans.

Landscaping: The project will provide a total of 160.7 planting units, which is in excess of the 79.6 planting units required. The Landscape Plan includes a total of 64 canopy trees and 46 minor trees / evergreen trees. It satisfies code requirements.

Zoning Regulations: This project is governed by a Planned Unit Development.

Subdivision Regulations: This request complies with the Land Subdivision Rules and Regulations.

Community Notification: All abutting property owners as well as the Graceland Park Improvement Association, O'Donnell Square Homeowners' Association, O'Donnell Heights Tenants Council, and the Southeastern Neighborhoods Development have been notified of the subdivision application and of this hearing. Additionally, the property has been posted in accordance with Planning Commission guidelines.



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