



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Thomas J. Stosur
Director

September 6, 2018

REQUEST: Major Subdivision Final Plans / 1625-1635, 1643-1647 Cuba Street

RECOMMENDATION: Approval

STAFF: Matthew DeSantis, AICP

PETITIONER: Colbert, Matz, Rosenfelt c/o Carla Ryon

OWNER: Valerie and Karen Kutchev; Stephen Lourie (Charm City Builders is the contract purchaser)

SITE/GENERAL AREA

Site Conditions: The subject properties are currently vacant. The site consists of two vacant land areas to the east and west of 3 existing rowhomes.

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

HISTORY

- There is no prior Planning Commission history for this site.

ANALYSIS

Project: The proposal for the site is to consolidate and then split the existing 8 lots into 6 new fee-simple townhome lots. Two homes would be built at the corner of Cuba Street and Andre Street and four homes would be built on Cuba Street between Richardson Street (unimproved) and the existing homes. The three existing rowhomes in the middle of this overall site are not a part of this request.

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

Fire Code Requirements: The applicant met with the Fire Department and received an exception from the 26' clear width requirements for this development due to the existing conditions of the street.

Site Plan Review Committee (SPRC): The project received SPRC approval on May 29, 2018.

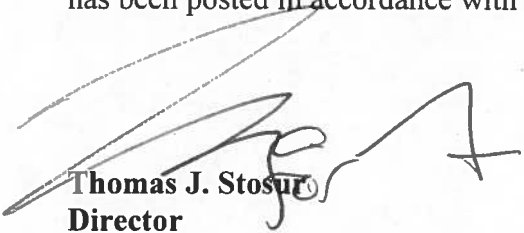
Elevations: The proposed designs call for three story homes with a 4th floor penthouse and rooftop deck. The architecture is contemporary in design, and first floor front and side elevations would feature a brick veneer with the upper floors being clad in fiber cement board. All lots would have rear-loaded driveways.

Design Manual: The proposed elevations required a waiver of Design Manual requirements. As roof access structures are prohibited from exceeding the maximum height limit of the district. In this instance, the property is zoned R-8, which imposes a maximum height of 35'. The proposal, however, calls for a maximum height in excess of this with the inclusion of the 4th floor penthouses. The Director of Planning has granted this waiver request.

Landscaping / Critical Area: The site is within the Chesapeake Bay Critical Area and the project complies with its requirements. Three canopy trees in tree wells will be planted along Andre Street and four minor trees will be planted along Cuba Street due to the presence of overhead utilities. Additionally, a nutrient reduction offset fee is required.

Zoning Regulations: This project received variances from the BMZA for lot coverage and lot impervious maximum requirements.

Community Notification: All abutting property owners as well as the Locust Point Community Association have been notified via mail of the subdivision application. Additionally, the property has been posted in accordance with Planning Commission guidelines.



Thomas J. Stosur
Director