



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

February 28, 2013

REQUESTS:

- Major Subdivision Final Plans / 5241 Frederick Avenue – Wyndholme Village PUD – Townhouse Development
- Final Design Approval – Converting Multi-Family Buildings to Townhouses

RECOMMENDATIONS:

- Major Subdivision Final Plans: Approval
- Final Design Approval: Approval

STAFF: Eric Tiso

PETITIONER(S): Richard Demitt, for 5205-5241, LLC

OWNER: 5205-5241, LLC

SITE/ GENERAL AREA

Site Conditions: This property is located at 5241 Frederick Avenue. It is a former family estate that comprises approximately 25.7 acres of wooded land with a clearing at the hilltop that is the site for the new development. A long entrance road off Frederick Avenue passes an existing stone house that is within the PUD area. Much of the site is steeply wooded terrain. There are six Forest Conservation Area parcels that total approximately 7.33 acres of the site. The site is currently under redevelopment with new condominium units and townhouses that conform to the approved PUD development plan. The site is zoned R-4.

General Area: This property lies on the south side of Frederick Avenue in . The Beechfield neighborhood is to the south of Frederick Avenue. It is characterized by a mixture of residential unit types, both single- and multiple-family. There are rowhouses and multi-unit apartments directly to the east of the property. To the south are a private family property and an institutional use on large grounds. To the west is the National Cemetery. On the north side of Frederick Avenue is the predominantly residential community of Westgate, much like Beechfield in housing types.

HISTORY

- Ordinance #96-0092 – Established the Villages of Wyndholme PUD on December 5th, 1996.
- Final Design Approval – Villages of Wyndholme PUD, August 15th, 1997.
- Final Design Approval – Villages of Wyndholme PUD, September 12, 2002 for Parking and Entry for Miracle Temple Seventh Day Adventist Church, 100 South Rock Glen Avenue.
- Ordinance #07-412 – Enacted April 9, 2007, Re-established the Villages of Wyndholme PUD as a 285 unit condominium/townhouse community.
- Final Design Approval – Wyndholme Village PUD, February 8, 2007
- Minor Amendment and Revised Final Design Approval – Wyndholme Village PUD, April 17, 2008
- Final Subdivision and Development Plan and Minor Amendment – Wyndholme Village PUD, October 7, 2010.
- Minor Amendment and Final Design Approval – Wyndholme Village Planned Unit Development, December 1, 2011
- Major Subdivision and Final Design Approval – Wyndholme Village Planned Unit Development (created townhome Lots 44 through 56), June 21, 2012

CONFORMITY TO PLANS

This site lies within the existing Villages of Wyndholme Planned Unit Development (PUD). The proposed revisions meet the Comprehensive Plan's LIVE Goal 1, Objective 1: Expand Housing Choices for all Residents, Objective 2: Strategically Redevelop Vacant Properties throughout the City, and Objective 5: Increase the City's Population by 10,000 Households in 6 Years.

ANALYSIS

On June 21, 2012, the Planning Commission approved a minor amendment to the PUD to convert previously-approved condominium buildings into townhomes. This amendment was sought due to the townhouse market continuing as more successful than the relatively weaker condominium market, in the same manner as the approval in December of 2011.

The applicant, 5205-5241, LLC, again proposes to subdivide 5241 Frederick Avenue (Lot#1 of Block 8139F) into fourteen (14) lots for the development of thirteen fee simple townhome lots (Lots # 57 through 69 will total 1.1447± acres or 49,865 square feet) and one condominium lot (Lot #1 will be reduced to 11.3487± acres or 494,350 square feet). This portion of the PUD has already been approved for 13 townhome condominium units, six in Group L and seven in Group M. The applicant now proposes to convert these townhome condominium units into fee simple lots, in the same manner as the last two amendments reviewed by the Planning Commission. There are no proposed changes to the existing street system, the other condominium lots or forest conservation easements. The fee simple lots will be governed by a Home Owner Association Agreement.

Staff reviewed the following aspects of the proposed development:

Major Subdivision Final Plans / 5241 Frederick Avenue – Wyndholme Village PUD –
Townhouse Development:

- Site Plan: The replacement townhouses will follow the general approved site plan that currently exists for this “Strauss” townhome unit type, for layout, setbacks and pedestrian access. Parking is not affected as the proposed street parking layout and parking count will not change.
- Landscape Plan: The landscape plan was approved as part of the Wyndholme Village PUD.
- Forest Conservation: The Forest Stand Delineation was approved as part of the Wyndholme Village PUD.
- Subdivision and Development Plan Requirements: This project complies with the City’s rules and regulations for land subdivision within Baltimore City. The lots have frontage on a private street and will have separate utilities.

Final Design Approval – Converting Multi-Family Building to Townhomes:

- Zoning Code Requirements: The subject project is located within an R-4 zoning district and is governed by the Wyndholme Village PUD #92. Per the PUD legislation, the revised building elevations require Planning Commission approval. Staff has reviewed the elevations and recommends approval, as they are otherwise identical to the previous approval.
- Architectural Elevations: The “Strauss” model of townhomes proposed for Lots 57-69 were approved by the Planning Commission on June 21, 2012, and will be repeated here. This model will include the same brick, stone, and vinyl siding finishing as the current townhomes.

The Beechfield Community Improvement Association has been notified of this project.

Thomas J. Stosur
Director