



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**June 6, 2013**

**REQUEST:** Major Subdivision Final Plans/ 1726 East Pratt Street – Merchant Square

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**PETITIONER:** Crab House Properties, LLC

**OWNER:** Crab House Properties, LLC

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

Site Conditions: 1726 East Pratt Street is located on the northeastern corner of the intersection with South Register Street, and has frontage on South Ann Street. The site is zoned R-8 residential, and is currently used as a surface parking lot. 140 South Ann Street, located at the northwestern corner with East Pratt Street is not related to this development and will remain.

General Area: This property is located in the Upper Fells Point neighborhood, and is principally residential in character in the immediate area. South Broadway is one block to the west, and Patterson Park is within several blocks to the east. The promenade and the bay are seven blocks to the south.

#### **HISTORY**

There are no previous legislative or Planning Commission actions regarding this site.

#### **CONFORMITY TO PLANS**

The proposed residential development would add eight new townhomes that will increase Baltimore's housing stock. This would help to meet the Comprehensive Master Plan's LIVE Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents. It will also aid achievement of the Mayor's goal of adding 10,000 families to Baltimore.

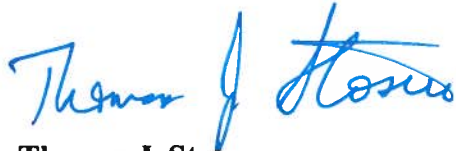
#### **ANALYSIS**

Project: The applicant proposes to develop eight townhomes on the eastern portion of the site, fronting on South Ann Street. While the applicant had considered developing the western portion of the site for additional townhomes, that part of the plan is being reserved as a second future phase.

In consideration of this request, staff has reviewed the following:

- **Site Plan:** The Site Plan Review Committee has reviewed and approved the site plan for this project on January 25, 2013.
- **Landscaping:** As part of the landscaping plan, eleven trees and 42 shrubs will be planted. Seven of the oak trees will be planted along the rear property lines of the new homes, along with a hedge row of Cherry Laurels between the trees. Two trees will be newly planted in the western corners of the parking lot to improve its appearance, and two trees will be added to the street planters on South Ann Street. The total planting plan will provide more than double the requirements under the Forest Conservation program.
- **Elevations:** Architectural elevations have been submitted and approved for this project by staff. The proposal matches the Merchant Point project by the same developer at South Ann and Aliceanna Streets several blocks to the south. The fronts will be clad in brick of two shades. The center two units will feature a gray brick, with red brick on the three units of either end. The windows will be wood clad, and the front doors will be of composite material. Rear elevations will be hardi siding on all floors, with wood composite garage doors and a low brick base on the first floor, metal guard rails in front of patio doors on the second floor and at the rooftop access, and wood clad windows on the third floor.
- **Subdivision Regulations:** This project complies with Baltimore City's Subdivision Regulations. Staff has received comments on the preliminary plans by all relevant agencies, and Final Plans have been submitted that address those comments.
- **Zoning Code:** The new lots will all be addressed to South Ann Street, and a shared rear driveway will provide access to rear-loaded garages for each home. BMZA appeal #2012-449 was approved on November 29, 2012, granting the lot coverage and interior side yard setback variances required for this project.

**Community Input:** The following community organizations have been notified of this action: Fells Point Main Street, the Citizens for Washington Hill, Inc., the Broadway Area Business Association, Fells Prospect, Inc., Upper Fells Point Improvement, and the Fells Point Task Force, as well as four adjacent property owners.



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