

Abington Place –Application for Special Exception

Amendment to Code of Development

PROJECT PROPOSAL

This application presents a very limited change to the existing Code of Development for the Abington Place project as relates only to Block VII. The existing Code of Development (Table B) sets a maximum number of dwelling units in Block VII at 72 units and a corresponding maximum residential units per acre at 33.34. Applicant hereby seeks to add an additional eight residential units changing those figures to 80 maximum dwelling units and 37.04 maximum residential units per acre. A corresponding change is also proposed within Building and Lot Characteristics – Table D as follows: "A footprint size of twenty five thousand (25,000) square feet would be allowed in Block VII, ~~but would only occur for a non-residential building.~~"

The demand for commercial space within Block VII has been relatively non-existent, while demand for residential units continues to be strong. The proposed change remains within the maximum residential square footage permitted by the existing Code of Development, and presents no additional impacts over the original, approved Code of Development. Other than the proposed changes permitting the final 6,500 square feet of the building in Block VII to be developed residentially, the remainder of the Code of Development is proposed to remain as is, and the resulting plan remains consistent with the all other provisions of the originally approved Code of Development.

Applicant submits this application for a special exception respectfully seeking the above-described changes to the Code of Development Table B and the narrative to Table D.

Enclosed are three copies of the existing Code of Development and three copies of the Proposed new Table B showing the two changes described above and proposed revision to the single sentence in the narrative for Table D.

4/1/2019

10:10 AM

COMMUNITY

4/1/2019 10:10 AM

Proposed Revision to Code of Development

Building and Lot Characteristics – Table D

(2nd paragraph, final sentence)

Existing: A footprint size of twenty five thousand (25,000) square feet would be allowed in Block VII, but would only occur for a non-residential building.

Proposed: A footprint size of twenty-five thousand (25,000) square feet would be allowed in Block VII.

PROPOSED CHANGES TO EXISTING CODE OF DEVELOPMENT

SHOWN BELOW (bolded, in red)

(Remainder of Original Code of Development -- including not shown -- to Remain as Originally Approved)

January 2019

CODE OF DEVELOPMENT TABLE B -- Quantities of Use, Green Space & Amenities													
Block	Approx. Acres	Min. Non-Residential Sq. Ft.	Max. Non-Residential Sq. Ft.	Minimum Dwelling Units	Maximum Dwelling Units	Minimum Residential Sq. Ft.	Maximum Residential Sq. Ft.	Minimum Residential Units/Acre	Maximum Residential Units/Acre	Block Coverage - Buildings & Parking	% of Block in Green Space and Amenity (Including Yards)	Amenities Etc. (See Table C)	% of Block in Amenities, Etc.
EXISTING:													
VII	2.16	N/A	50,000	20	72	35,000	84,000	9.26	33.34	40% - 70%	30% - 60%	None	0%
PROPOSED:													
VII	2.16	N/A	50,000	20	80	35,000	84,000	9.26	37.04	40% - 70%	30% - 60%	None	0%
NOTE: The proposed changes will have no practical impact to the overall number of dwelling units since all residential blocks within the development are built out at only about 60% of the permitted maximum number of residential dwelling units for the development. The applicant is not requesting any change to the total maximum number of dwelling units (370) for the development as part of this application.													

NOTE: The proposed changes will have no practical impact to the overall number of dwelling units since all residential blocks within the development are built out at only about 60% of the permitted maximum number of residential dwelling units for the development. The applicant is not requesting any change to the total maximum number of dwelling units (370) for the development as part of this application.

Original Code of Development

CODE OF DEVELOPMENT TABLE B - Quantities of Use, Green Space & Amenities

Block	Approx. Acres	Min. Non-Residential Sq. Ft.	Max. Non-Residential Sq. Ft.	Minimum Dwelling Units	Maximum Dwelling Units	Minimum Residential Sq. Ft.	Maximum Residential Sq. Ft.	Minimum Residential Units/Acre	Maximum Residential Units/Acre	Block Coverage - Buildings & Parking	% of Block In Green Space and Amenity (Including Yards)	Amenities, Etc. (See Table C)	% of Block In Amenities, Etc.
I	5.22	N/A	N/A	20	90	35,000	108,000	3.83	17.24	30% - 60%	40% - 70%	Greenway	40%
II	0.88	N/A	N/A	None	None	None	None	N/A	N/A	N/A	100%	Linear Park	100%
III	1.34	N/A	N/A	5	15	8,750	18,000	3.73	11.19	30% - 50%	50% - 70%	Greenway & Greenway Park	45%
IV	4.29	N/A	N/A	None	None	None	None	N/A	N/A	N/A	100%	Greenway & Natural Area	30%
V	3.88	N/A	N/A	30	125	52,500	150,000	7.73	32.22	40% - 70%	30% - 60%	None	0%
VI	2.48	N/A	N/A	20	70	35,000	84,000	8.06	28.23	30% - 65%	35% - 70%	Pocket Park	10%
VII	2.16	N/A	50,000	20	70	35,000	84,000	9.26	32.41	40% - 70%	30% - 60%	None	0%
Roads	3.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	80% - 100%	0% - 20%	None	0%
Totals	23.65	0	50,000	95	370	166,250	444,000	4.02	15.64	30% - 60%	40% - 65%		20%

ATTACHMENT J

PROPOSED CHANGES TO EXISTING CODE OF DEVELOPMENT

SHOWN BELOW

(Remainder of Original Code of Development -- including not shown -- to Remain as Originally Approved)

August 2017

CODE OF DEVELOPMENT TABLE B -- Quantities of Use, Green Space & Amenities													
Block	Approx. Acres	Min. Non-Residential Sq. Ft.	Max. Non-Residential Sq. Ft.	Minimum Dwelling Units	Maximum Dwelling Units	Minimum Residential Sq. Ft.	Maximum Residential Sq. Ft.	Minimum Residential Units/Acre	Maximum Residential Units/Acre	Block Coverage Buildings & Parking	% of Block in Green Space and Amenity (Including Yards)	Amenities Etc. (See Table C)	% of Block in Amenities, Etc.
EXISTING:													
VII	2.16	N/A	50,000	20	70	35,000	84,000	9.28	32.41	40% - 70%	30% - 60%	None	0%
PROPOSED:													
VII	2.16	N/A	50,000	20	72	35,000	84,000	9.28	33.34	40% - 70%	30% - 60%	None	0%

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connection between the greenway and other areas of the Town Center, the Linear Park is envisioned as a gathering place for residents of Abington Place. Two additional parks are planned, a greenway park in the northern portion of Block III envisioned as a picnic and seating area, and a pocket park in Block VI with seating and a tot lot.

Building and Lot Characteristics – Table D

Quantitative information regarding building height, maximum building footprint size, front build to lines, and side and rear yard setbacks are provided in Table D. Most buildings are envisioned as two (2) or three (3) stories above basement level with one (1) story buildings permitted in certain locations, primarily as end unit townhouses. With a few exceptions, front build to lines are a maximum of twenty (20) feet from the front property line with at least fifty (50) percent of the front building elevation meeting that requirement.

- * Generally building footprints including grouping of townhouses are expected to be no more than eight thousand (8,000) square feet. Allowable footprint sizes in Blocks I, V, and VII could be as large as twenty thousand (20,000) square feet to allow for covered breezeway connections between buildings. A footprint size of twenty five thousand (25,000) square feet would be allowed in Block VII, but would only occur for a non-residential building.

Other architectural guidelines are as discussed below with the intent to produce a built environment reminiscent of mid-America such as Alexandria and Georgetown. Three concept plans provided with the rezoning submission provide an idea of the look of the possible product types.

Roofs normally will be pitched. Exceptions could include a non-residential building in Block VII, Federal style residential buildings, or residential buildings with a portion of the roof area utilized for outdoor living space. Roof materials other than for flat roofs will be asphalt shingle, raised seam metal, wood or simulated wood shingle, or slate or simulated slate. Roof colors will be darker earth tones including grays, blacks, greens and browns.

Facades of residential buildings will have "punched" window and door openings, traditional cornice, window casings and trim, and corner boards where wood or simulated wood siding is used. Foundations will be brick, stone, stucco or like kind material, and siding will be brick, stone, stucco, painted wood or simulated painted wood such as Hardiplank or vinyl. Colors for siding, trim, doors, windows and shutters will be chosen from a traditional colonial pallet.

Should Block VII be a non-residential use the building, with a maximum footprint of twenty five thousand square feet, would be one (1) story above a basement level at grade with parking to the rear of the building. Entrances will be provided streetside and adjacent to the site parking. The building most likely would have a flat roof and would be