

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 70 units and a corresponding maximum residential units per acre at 32.41. Applicant hereby seeks to add an additional two residential units changing those figures to 72 maximum dwelling units and 33.34 maximum residential units per acre.

The most recent approved plan, for which a building permit was obtained earlier this year, allows for the development of the 70 units permitted by the existing Code of Development, but leaves space for two additional units unusable at present for residential and undesirable for other use as proven by long-term efforts to lease commercial space in the same location. Both logic and the market indicate the best use for these additional two units is for residential use consistent with the adjacent units within the building. Block VII remains mixed use as provided by the original approval, including 7,000 square feet of finished commercial space.

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 to the maximum number of residential units (and increase of two units) and the corresponding increase in units per acre from 32.41 to 33.34, 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 has had pre-application meetings with County staff, and, per the attached email chain with David Benish and Ron Higgins, submits this application for a special exception respectfully seeking the above-described changes to the Code of Development Table B.

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.

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 | 9.26 | 32.41 | 40% - 70% | 30% - 60% | None | 0% |
| PROPOSED: | | | | | | | | | | | | | |
| VII | 2.16 | N/A | 50,000 | 20 | 72 | 35,000 | 84,000 | 9.26 | 33.34 | 40% - 70% | 30% - 60% | None | 0% |

CODE OF DEVELOPMENT TABLE B - Codes 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 | 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% |

Existing Code of Development - Table B