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

\(\leq \)	DBOBOSED.	≦	EXISTING:	Block
2.16	<u> </u>	2.16	#7	Approx.
N/A		N/A		Min. Non- Residential Sq. Ft.
50,000		50,000		CODE Max. Non- Residential Sq. Ft.
20		20		Minimum Dwelling Units
72		70		Maximum Dwelling Units
35,000		35,000	:	Minimum Residential Sq. Ft.
84,000		84,000		 Quantitie Maximum Residential Sq. Ft.
9.26		9.26		Minimum Residential Units/Acre
33.34		32,41		Maximum Residential Units/Acre
40% - 70%		40% - 70%		CODE OF DEVELOPMENT TABLE B – Quantities of Use, Green Space & Amenities Non- Minimum Maximum Minimum Maximum Powensys Green Space & Amenities One of Block in the Coverage of Block in Coverage of Block
30% - 60%		30% - 60%		% of Block in Green Space and Amenity (Including Yards)
None		None		Amenities Etc. (See Table C)
0%		0%		% of Black in Amenities, Etc.

Totals 23.65 0	Roads 3.4 N/A	VII 2.16	VI 2.48	< 3.88	IV 4.29	=	=		Block Ar
		2.16	2.48	3,88	4.	اح		.	>>
C	N/A			i i	iò	1.34	0.88	5.22	Approx. Agres
	ľ	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Min. Non- Residental Sq. Ft.
50,00	N/A	50,000	NIA	N/A	NIA	NIA	N/A	N/A	Max. Non- Residential Sq. Ft.
			20	30	None	On .	None	20	Minimum Maximum Minimum Minimu
	N/A			125	None	15	None	90	Maximum Dwelling Units
	N/A				None	8,750	None	35,000	Minimum Residential Sq. Ft.
	N/A			150,000	None	18,000	None	108,000	성용제
	N/A	;	· · · · · · · · · · · · · · · · · · ·	7.73	N/A	3.73	N/A	3.83	Minimum Residential Units/Acre
	N/A				N/A	11.19	N/A	17.24	Maximum Residential Units/Acre
	80% - 100				N/A	30% - 50%	NA	30% - 60%	num Minimum Maximum Block % of Blo enthal Residential Residential Coverage in Greer Ft. Units/Acre Units/Acre Buildings & Space ar Parking (Including Yards)
				30% -60%	100%	50% - 70%	100%	40% - 70%	% of Block in Green Space and Amenity (Including Yards)
	None	None		None	Greenway & Natural Area	Greenway & Greenway Park	Linear Park	Greenway	Amenilles, . Etc. (See Table C)
20%	0%	. 0%	10%	0%	30%	45%	100%	40%	% of Block in Amenities, Etc.
	50,000 95 370 166,250 444,000 4.02 15.64 30% - 60% 40% - 65% 20%	N/A N/A N/A N/A N/A N/A 80% - 100% 0% - 20% None	900 20 70 35,000 84,000 9.26 32.41 40% - 70% 30% - 80% None N/A N/A N/A N/A N/A N/A 80% - 100% 0% - 20% None 95 370 166,250 444,000 4.02 15.64 30% - 60% 40% - 65%	20 70 35,000 84,000 8.06 28.23 30%-65% 35%-70% Pocket Park 20 70 35,000 84,000 9.26 32.41 40%-70% 30%-50% None N/A N/A N/A N/A N/A N/A 80%-100% 0%-20% None 370 3500 444,000 4.02 15.64 30%-60% 40%-65%	30 125 52,500 150,000 7.73 32.22 40%-70% 30%-60% None 20 70 35,000 84,000 8.06 28.23 30%-65% 35%-70% Pocket Park 20 70 35,000 84,000 9.26 32.41 40%-70% 30%-60% None 20 N/A N/A N/A N/A N/A N/A 80%-100% 0%-20% None 3,000 95 370 166,250 444,000 4.02 15.64 30%-60% 40%-65%	None None None None None None N/A N/A N/A N/A N/A 100% Greenway & Natural Area 3 1 30 125 52,500 150,000 7.73 32.22 40% - 70% 30% - 60% None None 20 70 35,000 84,000 8.06 28.23 30% - 65% 35% - 70% Pocket Park 000 20 70 35,000 84,000 9.26 ,32.41 40% - 70% 30% - 80% None 0,000 30 N/A N/A N/A N/A N/A 80% - 100% 0% - 20% None 0,000 95 370 166,250 444,000 4.02 15.64 30% - 60% 40% - 95% None	S 15 8,750 18,000 3,73 11.19 30%-50% 50%-70% Greenway & A None None None None NIA NIA NIA NIA 100% 50%-70% Greenway & A 30 125 52,500 150,000 7.73 32.22 40%-70% 30%-50% None None NIA	None None None None None NIA NIA NIA NIA 100% Linear Park 10 None 15 15 8,750 18,000 3,73 11.19 30% - 50% 50% - 70% Greenway & Greenway & 4 4 None None None NIA NIA NIA NIA 100% Greenway & 3 3 A 30 125 52,500 150,000 7.73 32,22 40% - 70% 30% - 60% None None A 20 70 35,000 84,000 8.06 28,23 30% - 65% 35% - 70% Pocket Park A NIA NIA NIA NIA NIA NIA 80% - 100% 0% - 20% None None 3500 166,250 444,000 4.02 15.64 30% - 60% 40% - 65% None	None None None None NuA

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