MEMORANDUM

Department of Planning & Inspections
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DATE: December 4, 2015

TO: Applicants to Planning Commission

FROM: Planning Office

SUBJECT: D.A.C. Meeting of WEDNESDAY, December 9, 2015

The Development Advisory Committee (D.A.C.) will hold a meeting with the applicants on **WEDNESDAY, December 9, 2015 at 10:00 AM** in the **City Hall Conference Room** of City Hall to review and comment on the following applications which will be considered by the Planning Commission at its meeting of WEDNESDAY, December 16, 2015. Please review the updated DRAFT Development Advisory Committee (D.A.C.) Report provided for your project and be prepared to discuss any questions or concerns.

1) C-15-04 The Grande, Building 4: Planned Neighborhood Design – Senior Citizen Housing Option – Review of a Conditional Use Site Plan to establish a Planned Neighborhood Design development of Senior Citizen Housing. The plan proposes construction of a four story 62,240 SF apartment building of 48 units (Building 4) and other associated site improvements at the existing apartment complex which consists of three apartment buildings known as The Grande. With this project, the complex will consist of a total of 192 apartment units of Senior Housing. The property is 6.7326 acres ± and is zoned RG-5 (General Residence Zone for Mid-Rise Apartments) and subject to the COZ-1 (Corridor Overlay Zone). The property is located on the north side of Forrest Avenue (Route 8) just west of the Saulsbury Road intersection. The owner of record is Doveview Investors, LLC. Property Addresses: 101-405 Doveview Drive. Tax Parcel: ED05-076.07-01-30.00-000. Council District 1. *Waiver Requests: Alternative Design Standards for Building Height & Number of Stories, Number of Dwelling Units Per Building and Parking; and the Elimination of Rear Emergency Access Requirements. Waivers to be Requested: Alternative Design Standards for Average and Minimum Lot Area, Building Spacing, and Lot Coverage. Project includes review of an Active Recreation Plan. Previous applications for the property include review as Site Plan S-11-12 Doveview Apartments (Buildings 1-3) and C-06-02 Doveview Senior Apartments: Planned Neighborhood Design – Senior Citizen Housing Option.*

2) S-15-15 Fordham & Dominion Brewery Building Addition (Phase 2) at 1284 McD Drive – Review of a Site Plan application to permit the construction of a 13,370 S.F. addition to the existing Fordham & Dominion Brewery and the associated site improvements. The property is zoned IPM (Industrial Park Manufacturing Zone) and is subject to the AEOZ (Airport Environs Overlay Zone): Noise Zones A and B and Accident Potential Zone II. The subject area is located on the south side of McD Drive near the intersection with Horsepond Road. The owner of record is William H. McDaniel, Inc. Property Address: 1284 McD Drive. Tax Parcel: ED-05-

077.12-01-13.00-000 (portion). Council District 2. *Waivers to be Requested: Elimination of Curbing and Reduction in Parking Requirement. Previous applications: V-09-02 Fordham Brewery for a variance to construct the building additions in the floodplain and Site Plan S-09-10 Fordham Brewery Building Addition.*

3) Z-15-04 Lands of Whatcoat Community Development Inc. at 904-992 Whatcoat Drive: Rezoning from RG-1 with COZ-1 to RG-2 with COZ-1 – Review and Recommendation for a rezoning application for a 4.282 acre +/- parcel. The property is zoned RG-1 (General Residence Zone) and subject to the COZ-1 (Corridor Overlay Zone). The proposed zoning is RG-2 (General Residence Zone) and subject to the COZ-1 (Corridor Overlay Zone). The property is located on the east side of Saulsbury Road and south of Whatcoat Drive. The owner of record is Whatcoat Community Development Inc. and the equitable owner is Whatcoat Village Associates Inc. Addresses: 904, 910, 930, 950, 956, 970, 986, and 992 Whatcoat Drive. Tax Parcel: ED-05-067.19-02-11.00-000. Council District 4. Ordinance #2015-23.

4) MI-15-13 Text Amendment: Definitions of One-Family Dwelling and Manufactured Home – Review of Text Amendments to *Zoning Ordinance*, Article 12 – Definitions to amend the definition of "one-family dwelling" and to add a definition for "manufactured home." Ordinance #2015-20. Public Hearing before the Planning Commission, December 21, 2015; and Public Hearing and Final Reading before City Council, January 11, 2016.

Please be advised that the Planning Commission December meeting agenda will include other items in addition to the items listed above. As an applicant you will receive a packet of information for the Planning Commission meeting including the meeting agenda and Final D.A.C. Report.

CC:
Leonard Iacono, Doveview Investors, LLC
Monika Sloan, Northpoint Engineering
Mark Prata, Daisy Construction
Kathy McDaniel, William H. McDaniel, Inc.
Michael Cotton, Cotton Engineering
William Byler Jr., William Byler Jr. Architect, Inc.
J. Brandon Healy, Whatcoat Community Development, Inc.
Vandana Sareen, Whatcoat Village Associates, Inc.
Stephen Rosenfield, VanDemark & Lynch, Inc.
Sal Bwint, Architectural Alliance, Inc.