

PB25-0812

Narrative Responses

Comments:

1. In the LOI, outline the currently permitted and proposed maximum FAR and buildable square footage.
 - a. *Added to LOI.*
2. Provide certification/evidence that the property owner is in good standing according to Section 2.4.1.b of the Land Development Regulations (this is a new requirement).
 - a. *Sec. 2.4.1.b. of the LDRs provides that the certification must be provided "prior to consideration of the amendment by the Planning Board". The Applicant's properties have some violations. These violations were issued to the prior property owner and are not the product of the Applicant's misconduct. The Applicant is currently in the process of demolishing all existing structures. Demolition will cure all open violations. Total demolition is expected by March 2026. We expect to close out all violations and provide the certification ahead of our target April 2026 Planning Board hearing. Kindly continue processing this application.*
3. In the LOI, provide an anticipated number of residential units and parking spaces.
 - a. *Added to LOI.*

Recommendations:

4. Staff recommends a maximum FAR of 3.5 and a maximum height of 150'.
 - a. *The Applicant has complied with Staff's recommendation and has lowered the requested FAR to 3.5 and the requested height to 150'.*
5. Staff recommends a minimum 30' front setback above 60' feet in height.
 - a. *The Applicant has incorporated a 20' front setback 75' in height. The proposed setback an adequate limitation on the building's massing. Additional setbacks would result in loss of residential units.*
6. Staff recommends that in lieu of amending the CD-2 zoning district regulations, to create a new overlay district or add to the residential incentives section.
 - a. *The Applicant prefers to keep the legislation as a subsection of CD-2 similar to the ALTON ROAD OFFICE DEVELOPMENT OVERLAY (CD-2) in Section 7.2.11.10. If relocation is necessary, we will work with Staff to provide a renumbered legislation prior to hearing.*
7. With the number of Live Local Act applications in close proximity to the project site, staff is concerned with regard to the impacts on the infrastructure. Staff recommends further analysis and coordination with the Public Works Department.
 - a. *Applicant's Team will coordinate with Public Works Department for additional analysis as needed when Live Local approvals materialize. Our application includes a Utility Infrastructure Analysis which shows sufficient capacity to accommodate development pursuant to this legislation.*
8. Staff recommends providing more realistic massing studies, showing more accurate context and massing studies at eye level.
 - a. *Updated massing studies provided.*
9. Staff is concerned with the curb cut and large driveway area along the sidewalk and adverse impacts it will have on the urban character of this portion of the City.

- a. *Please see conceptual ground floor plan. A dimension has been added showing the proposed driveway is only 20'. The rest of the area is improved and includes generous landscaping. Given the current conditions, this is a marked improvement for the pedestrian experience along Alton Road.*