

**DECEMBER 17, 2013 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM # 9 WITHDRAWN WITHOUT PREJUDICE BY APPLICANT

PURPOSE

To consider a stipulation and site plan amendment for Atlantic Realty Development LLC regarding rezoning application Z-116 of 2004 (B. F Saul Real Estate Investment Trust), for property located at the northwest intersection of Circle 75 Parkway and Windy Ridge Parkway, the northwest intersection of Circle 75 Parkway and Herodian Way and on the south side of Herodian Way in Land Lots 850, 876, 877, 878, 916 and 917 of the 17th District.

BACKGROUND

The subject property was rezoned to Planned Village Commercial (PVC) 2005 to build a mixed use development consisting of residential and commercial uses. Since 2005 the townhouse component in area “B” has been built, along with the main road and some infrastructure. This request is to amend area “D”, which is the “city center” part of the project. The applicant has submitted a detailed letter (Exhibit “B”) explaining the exact changes. The highpoints of the applicant’s letter include less units (-327), less stories (-2), less retail (-3000 s.f.), no parking decks, and larger one bedroom units (+80 s.f.). The applicant has also proposed a reversion clause if the developer has not closed on the property within 180 days. If approved, all previous zoning stipulations would remain in effect.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed stipulation and site plan amendment.

ATTACHMENTS

Other Business application and stipulations.