

NARRATIVE

Submission of new text amendments whereby the proposed 1:1 residential area to commercial area ratio will only apply to General Plans of Development approved between June 1, 2020 and prior to April 30, 2022. The 1:1 ratio can only be utilized for real properties in the Gateway Zone which are located to the west of Buckland Road. Utilization of the 1:1 ratio requires that proposals include a minimum of 10% of the proposed multifamily housing units as “affordable housing opportunity” units. Those real properties located outside of this area of the Gateway Zone will still be subject to the 2:1 ratio and subject to the 1:1 ratio.

In addition, the text amendments propose to increase the existing “cap” on residential units in the Gateway Zone from 200 to 365 units.

The General Plan of Development is modified and approval of a special exception is sought to accommodate these changes on Unit 7C where the additional 165 units of multifamily housing are proposed to be constructed. Other changes include a decrease in a portion of the other approved uses on the site to keep the impact on traffic, utilities and drainage the same or reduced after construction of the multifamily units compared to approvals currently in place.