Project Description Letter

Overview:

Working with the existing owner, the applicant seeks a zoning adjustment to allow the development of 27 three-story townhomes and a standalone 2,000 square foot commercial building. The applicant originally looked at developing neighborhood commercial but after canvasing the surrounding properties (mix of commercial and residential uses) and anticipating concerns over increased traffic, felt that a mixed-use lower density project is the best fit for the neighborhood.

Project Background:

The project site extends along S. Wolfe Road near the southwest corner of S. Wolfe and E. Freemont Avenue. The site is composed of two parcels and is approximately 1.2 acres in size. One of the parcels is a Wendy's drive thru while the other has remained an empty lot. The site is currently zoned C-1/PD.

The proposed project aims to deliver 27 three-story townhomes and a standalone 2,000 square foot commercial building, which applicant anticipates containing a neighborhood serving retail tenant (employee count and hours of operation yet to be determined).

Scheduling:

Due to scheduling conflicts, the applicant will not be able to attend the January 29th PRC meeting. If it can be accommodated, the applicant would appreciate rescheduling to the February 19th PRC meeting.