

1201 East Abingdon Drive

MPA#2023-00008
REZ#2023-00006
DSUP#2023-10012

Planning Commission (February 6, 2024)



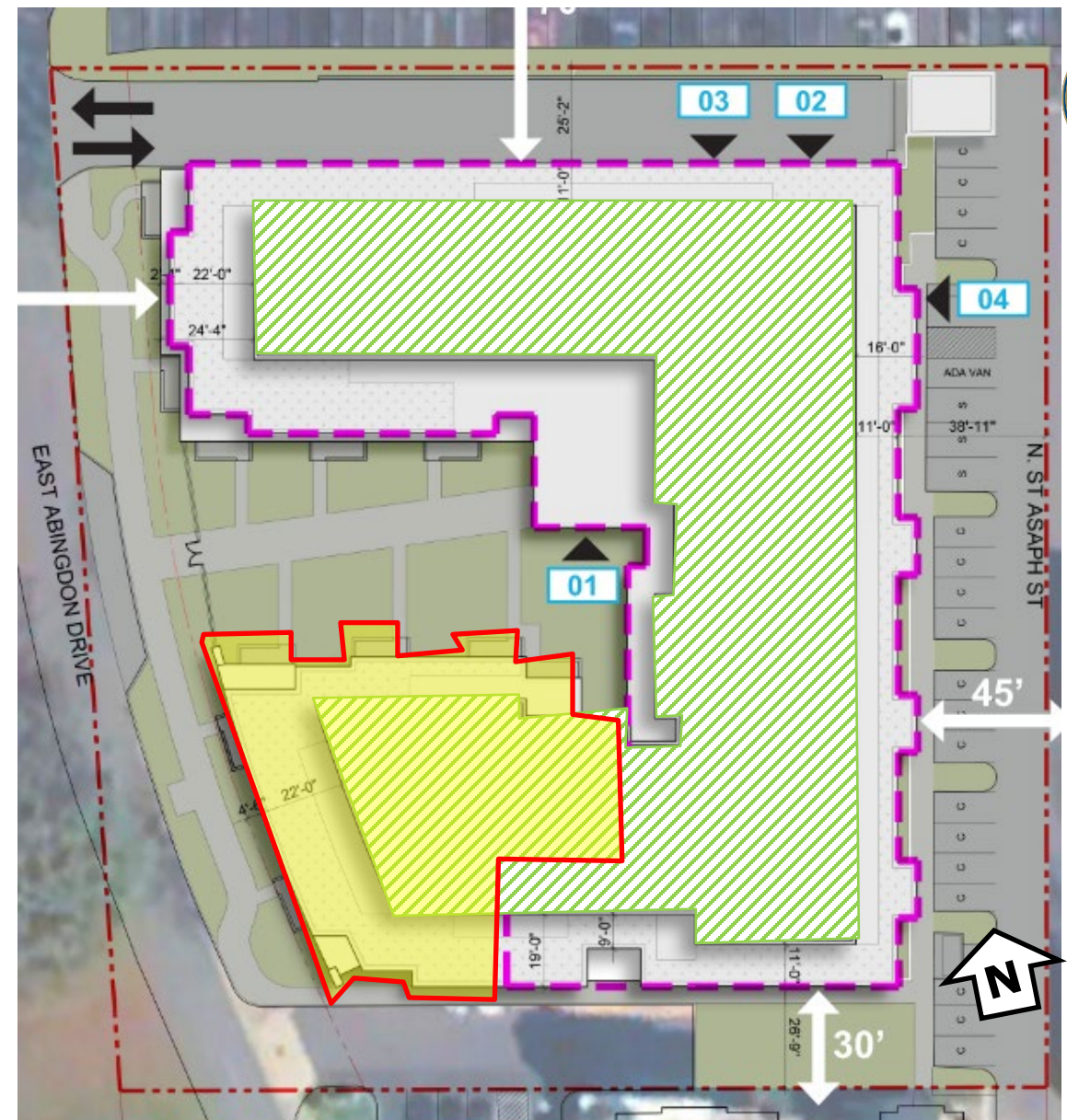
Project Location



Project Description

Office to Residential Conversion & Building Addition:

- 136-144 rental units in multi-unit building
- 7 affordable on-site units
- Reuse of existing parking garage
- 19,000 square feet of open space
- Streetscape improvements



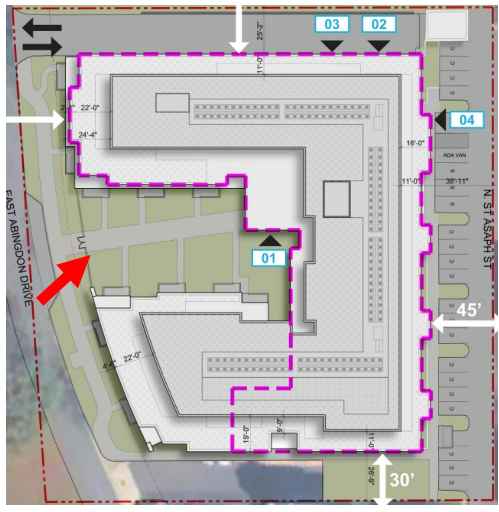
- EXISTING BUILDING MASSING
- BUILDING ADDITION MASSING
- ▨ SIXTH FLOOR ADDITION



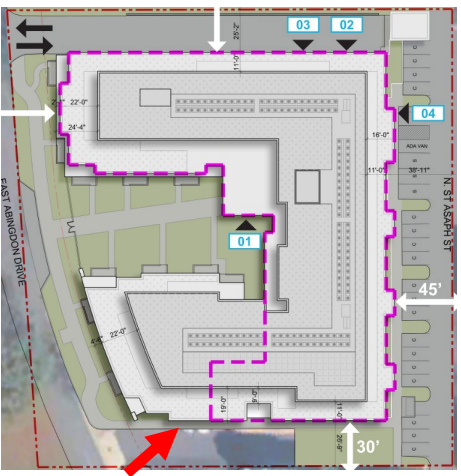
Architecture



Entry courtyard perspective & key



South elevation perspective & key



Land Use Requests & Community



Master Plan Amendment

- Amendment to the Old Town North Small Area Plan Recommended Height Limit Districts Map to allow for building height of up to 65 feet

Rezoning

- From OCM(50) to CRMU-X

DSUP

- Multi-unit building in the CRMU-X zone
- SUP for an increase in FAR to 2.5 for multi-unit in the CRMU-X zone

DATE	MEETING
2/1/2023	Community Meeting
6/20/2023	Community Meeting
7/17/2023	Meeting with Towns of Abingdon HOA
11/7/2023	Community Meeting
7/6/2023	Board of Architectural Review (BAR)
2/6/2024	Planning Commission
2/24/2024	City Council

Considerations, Benefits, & Recommendation



Considerations

- Stormwater Management: 60% more phosphorous removed than required
- Transportation: streetscape improvements, re-use of existing parking, layby, and landscape screening
- Schools: net new students (12)

Benefits

- Seven (7) new affordable housing units
- Office to residential conversion compliant with Green Building policy
- Enhanced streetscape incl. new bus shelter
- High quality architecture
- Contributions to Urban Forestry, Bikeshare, Affordable Housing, and Public Art

Recommendation

Staff recommends **approval** of the request subject to the conditions in the report.