



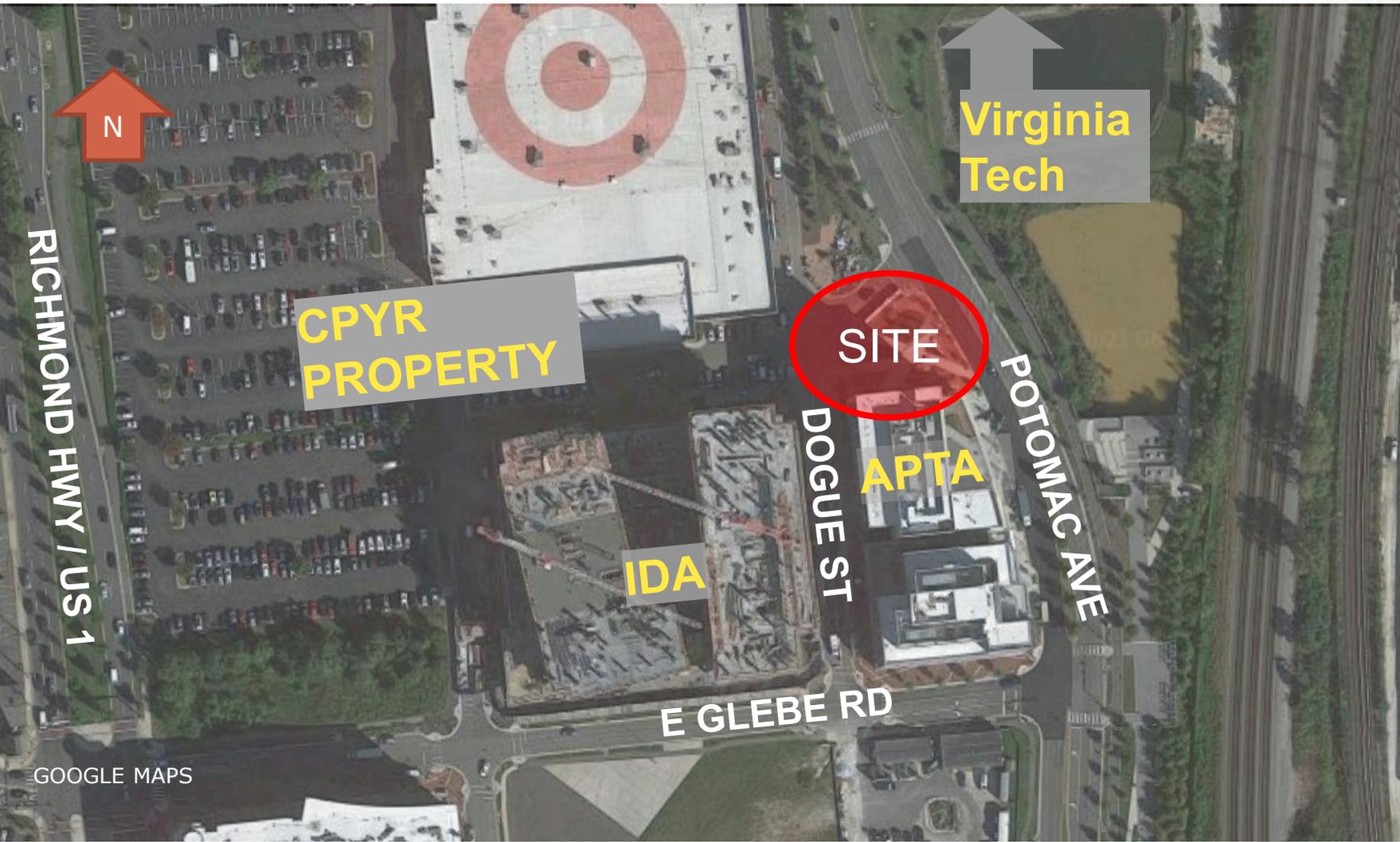
**APTA / CPYR (North Potomac Yard)
Subdivision & Section 9.06 Review**

3050 Potomac Avenue
Landbay G / APTA – Outlot A
3601 Richmond Highway
CPYR / North Potomac Yard

Subdivision #2021-00008
City Charter Section 9.06 Review #2021-00008

Planning Commission
December 7, 2021

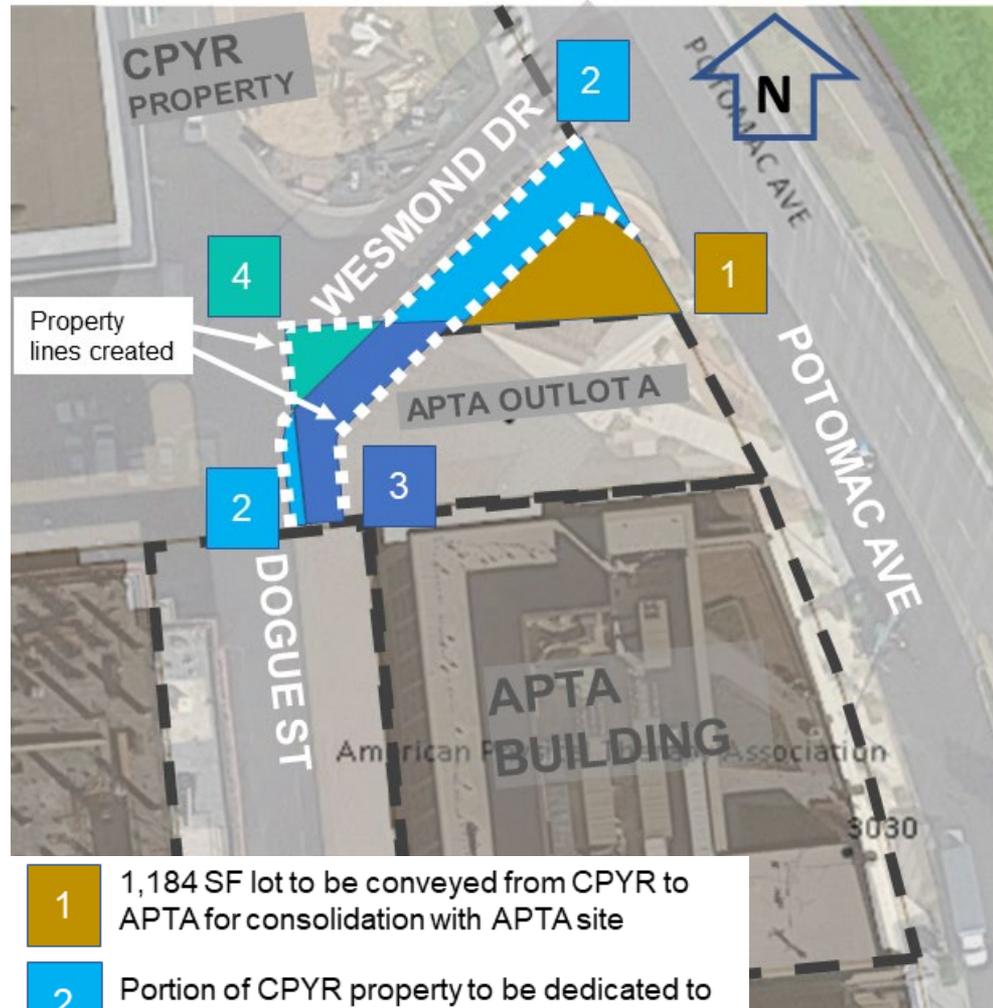
Site Location



GOOGLE MAPS

Proposal

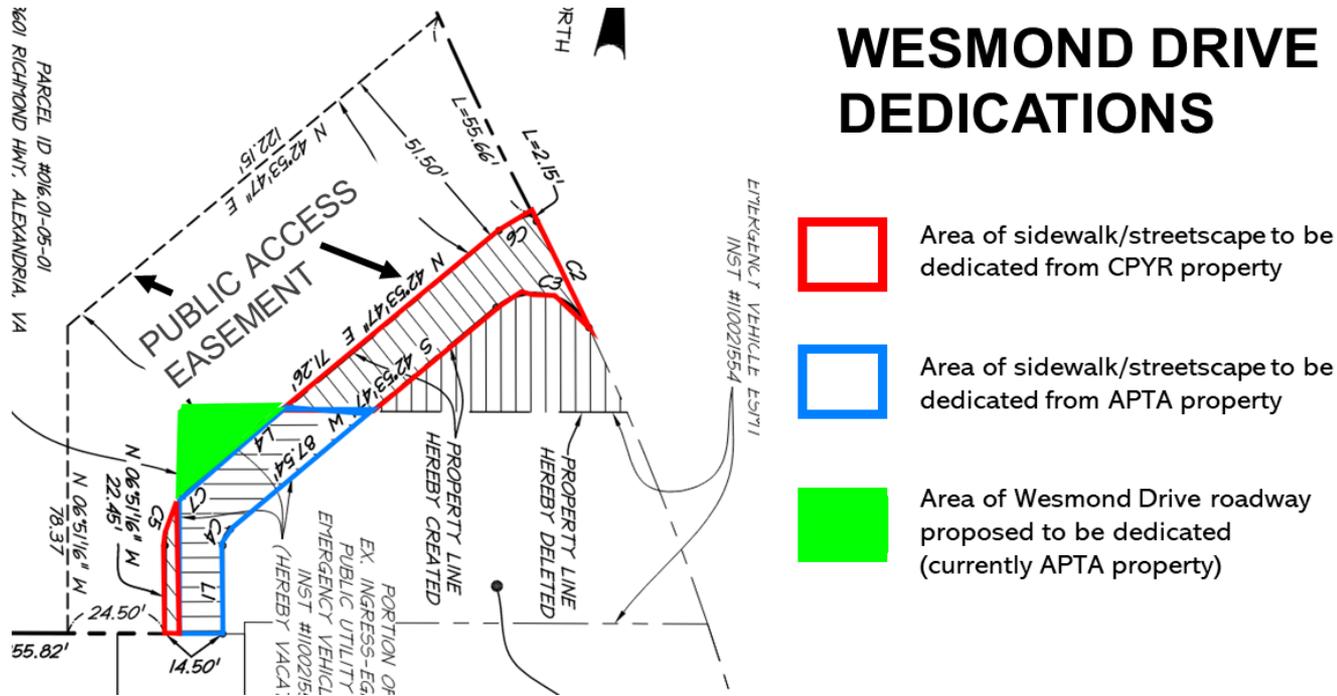
- Applicant proposes re-subdividing APTA Outlot A and the CPYR shopping center property
- Similar to 2018 request approved by Planning Commission
- Subdivision to facilitate consolidation of APTA's publicly accessible plaza through transfer of property from CPYR to APTA
- Subdivision will also delineate areas of Wesmond Drive segment for dedication and public access easement



- 1 1,184 SF lot to be conveyed from CPYR to APTA for consolidation with APTA site
- 2 Portion of CPYR property to be dedicated to the City for sidewalk/right-of-way
- 3 Portion of APTA property to be dedicated to the City for sidewalk/right-of-way
- 4 Portion of APTA property / Wesmond Drive roadway proposed by applicant to be dedicated to the City



Section 9.06 Review



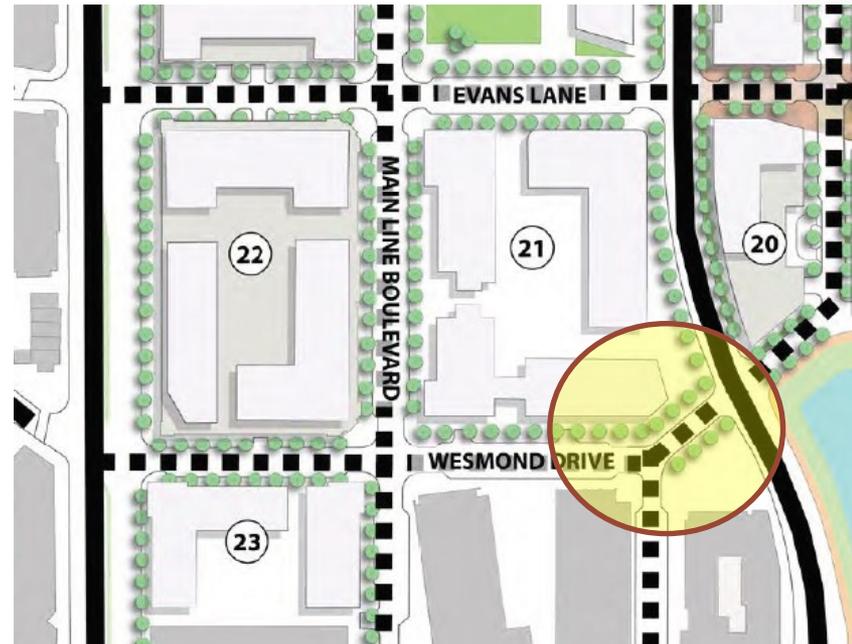
WESMOND DRIVE DEDICATIONS

-  Area of sidewalk/streetscape to be dedicated from CPYR property
-  Area of sidewalk/streetscape to be dedicated from APTA property
-  Area of Wesmond Drive roadway proposed to be dedicated (currently APTA property)

- Applicant requests the ability to dedicate a 282 SF portion of Wesmond Drive roadway that is currently part of APTA Outlot A.
- Area was intended for public access easement but dedication is proposed due to issues with conveyance to CPYR

Compliance with Master Plan

- Proposal consolidates realigned Wesmond Drive, implementing the North Potomac Yard Small Area Plan
- Proposal implements approved APTA DSUP, which is consistent with Master Plan



North Potomac Yard Small Area Plan

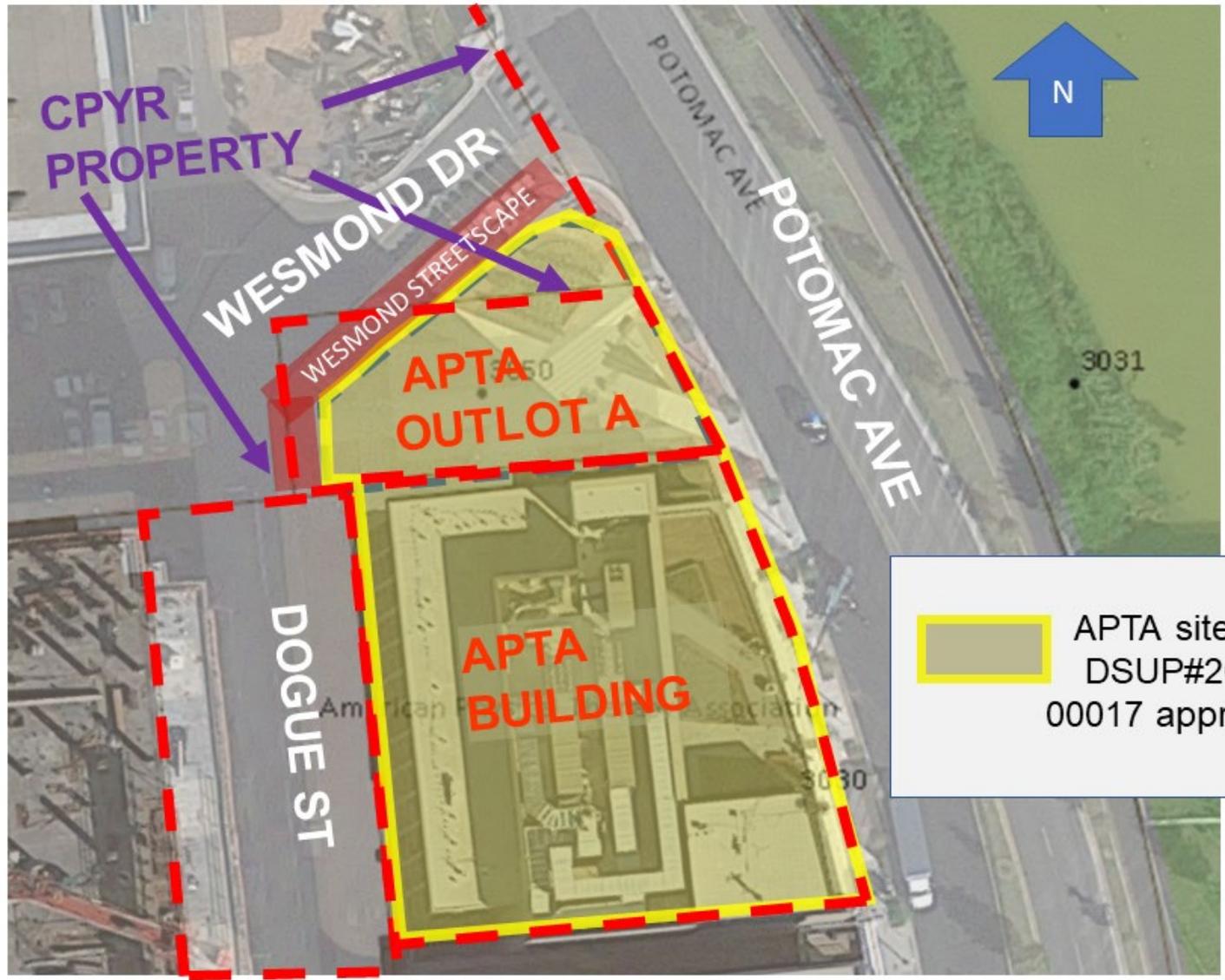


Conclusion

- Staff recommends **approval** of the subdivision subject to compliance with all applicable codes, ordinances and conditions.

- Staff also recommends that the Planning Commission find the **proposed dedication is consistent** with the Master Plan pursuant to Section 9.06 of the City Charter.

Existing Conditions



 APTA site per DSUP#2017-00017 approval