Applicant: PLC Partners, LLC
Owner: Same
Request: Site Plan Approval – ‘1848 South’- a 12-Unit Residential Rental Development
Location: 1509 Peirce Avenue
Zoning: (GB) General Business
Zoning History: Zoning of the subject property was established in 2004 Neighborhood Conservation Overlay District established 2007

Surrounding Zoning and Uses:
   North: (GB) General Business – Orion Health Club
   South: (RC) Multi Unit Residential – Single family homes
   East: (GB) General Business- Mixed with residences and businesses
   West: (RC) Multi Unit Residential – Single family homes

Planner's Comments: The subject property, measuring approximately 1.5 acres is located on the north side of Pierce Avenue. The property is largely undeveloped and lies to the south of both Orion Health Club and Pizza Hut; businesses fronting University Avenue. The topography of the property appears to be somewhat level in the center however on both the east and west sides there are severe changes in grades ranging from 270 to 295 feet in elevation with the highest point in the center. Fillmore Avenue terminates at the subject property’s western boundary line. In spite of the zoning map classification of this property as (GB) General Business, single and two unit residential dwellings exist on three sides of the subject property.

The applicant is proposing to construct on a 12-unit residential rental development. Two points of egress and ingress are proposed; one at Pierce Avenue and a second at Fillmore Avenue.

The applicant has met with the Site Plan Review Committee on November 2 and December 21, 2011 and made all necessary adjustments for compliance.

Recommendation: Approve Site Plan for ‘1848 South’ a 12-unit residential rental development