



2009 OCT -9 PM 3: 38

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director *JS*

DATE: October 9, 2009

SUBJECT: ZC 07-35 *A* – Minor Modification to PUD approved by ZC Order 07-35
Sheridan Terrace Redevelopment
Sheridan Road, SE between Howard Road, SE and Pomeroy Road, SE

The applicant has recommended two minor modifications to ZC Order 07-35 for the Sheridan Terrace residential development which would affect the boundary of the PUD. Since the approval of the PUD, the applicant has conducted further engineering studies and has determined that adjustments to the PUD boundary are necessary (See attached overall Site Plans).

The first modification involves Lot 956 in Square 5872. Lot 956 was added to the PUD area subsequent to the submission of the application. It has now been determined that the entire lot is not needed to accommodate the proposed retaining walls. The applicant proposes to subdivide Lot 956 into two tax lots, Lot 984 which has the retaining wall and Lot 983 which will be deleted from the PUD. The area of the lot would be reduced from 24,082 square feet to 19,475 square feet (See Exhibit C of the Applicant's Submission).

The second modification involves adding a portion of land, Lot 986 (subdivided from Lot 962 which is outside of the PUD boundary). This additional land is needed to accommodate a portion of a retaining wall and a stormwater management structure which would be located outside the PUD boundary. Lot 986 has an area of 4,136 square feet (See Exhibit D of the Applicant's Submission).

ZC Order 07-35, Condition 3 allows for a maximum FAR of 1.05 for the PUD. The proposed changes would result in a miniscule change to 1.048 FAR (See attached Zoning Summary).

The tenants of the proposed PUD would not change with the requested modifications and therefore the Office of Planning recommends approval of the requests.

JLS/mbr_{AICP}.

07-35B
NO. 5

LEGEND:

- | | | | | | | | | |
|-------------------|---------------|-------------------|---------------|------------------|--|-----------------|-----------------------------|--------------------|
| PROPERTY BOUNDARY | PROPOSED CURB | PROPOSED SIDEWALK | PROPOSED WALL | PROPOSED LOTLINE | PROPOSED STORMWATER MANAGEMENT STRUCTURE | PROPOSED DIVIDE | PROPOSED SANITARY & MANHOLE | PROPOSED WATERLINE |
| | | | | | | | | |

NOTES:

- NOTES:
1. TYPICAL DIMENSIONS ARE BASED ON ARCHITECTURAL PLANS PROVIDED BY SKI ARCHITECTURAL DESIGN GROUP, LLC.
 2. FOR BRICK VENEER, ADD 4" TO EACH FACADE.
 3. PROPOSED ON-SITE WATER, SANITARY SEWER AND STORM SEWER SHALL BE PRIVATELY OWNED AND MAINTAINED.



Dewberry

203 Perry Parkway, Suite 1
Crownsville, MD 21032
Tel: 410.258.7607 Fax: 410.258.7607

Overall Site Plan

Approved

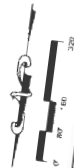
1. ALL DIMENSIONS ARE BASED ON THE SK&I ARCHITECTURAL DESIGN GROUP, LLC. ARCHITECTURAL PLANS PROVIDED BY SK&I ARCHITECTURAL DESIGN GROUP, LLC.

BUILDING TYPE	DESCRIPTION	# OF BLOCS	UNITS	WIDTH	LENGTH	HEIGHT	# OF STORIES
A	Left Main Entrance Building	1	104	65	340	65	5
B	Staircase Entrance Building	1	104	65	340	65	5
C	Market Fair	1	104	65	340	65	5
D	Market Fair	1	104	65	340	65	5
E	Market Fair	1	104	65	340	65	5
F	Market Fair	1	104	65	340	65	5
G	Market Fair	1	104	65	340	65	5
H	Market Fair	1	104	65	340	65	5
I	Market Fair	1	104	65	340	65	5
J	Market Fair	1	104	65	340	65	5
K	Market Fair	1	104	65	340	65	5
L	Market Fair	1	104	65	340	65	5
M	Market Fair	1	104	65	340	65	5
N	Market Fair	1	104	65	340	65	5
O	Market Fair	1	104	65	340	65	5
P	Market Fair	1	104	65	340	65	5
Q	Market Fair	1	104	65	340	65	5
R	Market Fair	1	104	65	340	65	5
S	Market Fair	1	104	65	340	65	5
T	Market Fair	1	104	65	340	65	5
U	Market Fair	1	104	65	340	65	5
V	Market Fair	1	104	65	340	65	5
W	Market Fair	1	104	65	340	65	5
X	Market Fair	1	104	65	340	65	5
Y	Market Fair	1	104	65	340	65	5
Z	Market Fair	1	104	65	340	65	5
TOTAL		1	104	65	340	65	5

LEGEND:

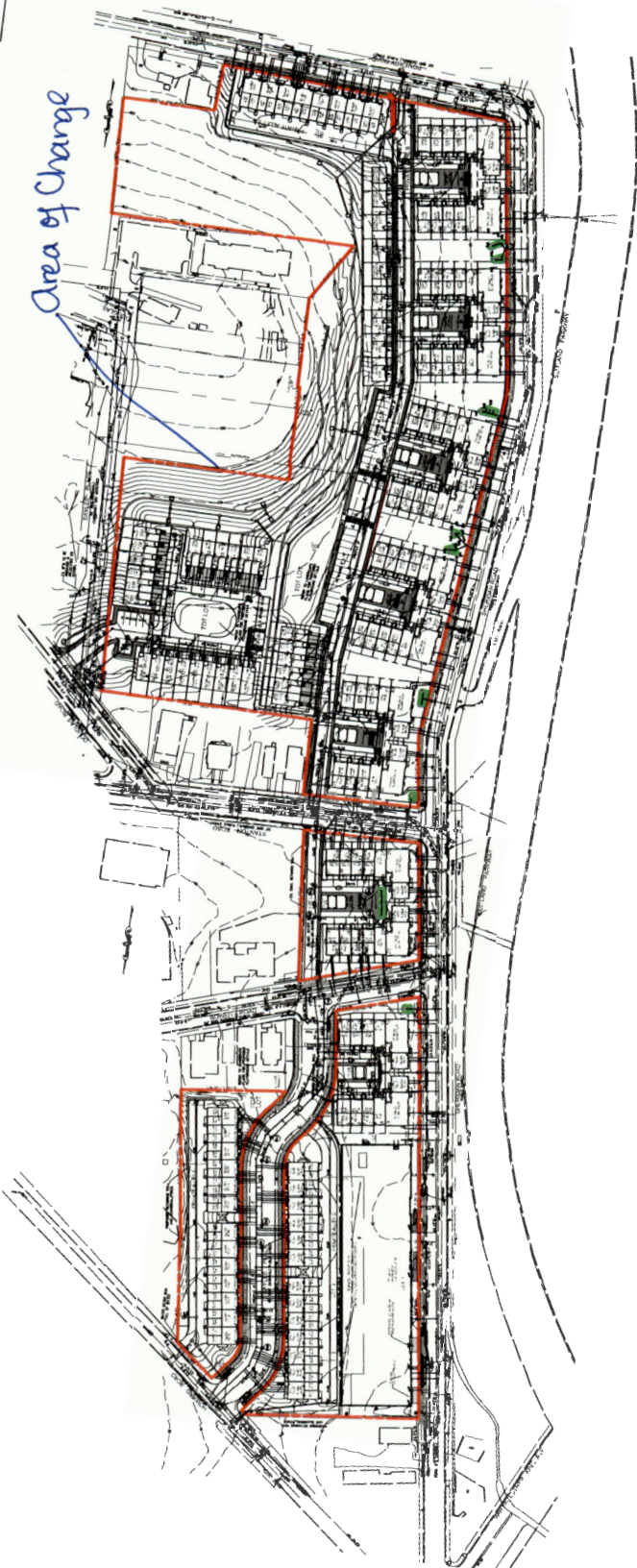
- PROPERTY BOUNDARY
- EXISTING CURB
- EXISTING STORM DRAIN & INLET
- EXISTING UTILITY POLE
- EXISTING SANITARY & MANHOLE
- EXISTING WATERLINE & HYDRANT
- EXISTING TREE
- PROPOSED CURB
- PROPOSED LOTLINE
- PROPOSED STORM DRAIN
- PROPOSED SANITARY & MANHOLE
- PROPOSED WATERLINE
- PROPOSED BIOTENTION AREA
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER

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Dewberry
 7111 Potomac Parkway, Suite 100
 Columbia, Maryland 21046
 Tel: 410.326.7000 Fax: 410.258.7007
 www.dewberry.com

Area of Change



Overall Site Plan

Proposed



VICINITY MAP
S.C.A. 11-001

PARCEL A:	
1. PROPOSED ZONING:	ZONE C-2-A
2. PROPOSED USE:	104 APARTMENTS WITH BELOW GRADE PARKING
3. PROPOSED BUILDING HEIGHT:	65'
4. AREA CALCULATIONS:	
AREA OF LOT:	41,064 SQ. FT.; 0.94 AC.
5. LOT COVERAGE (%):	
TOTAL FOOTPRINT OF BLDG:	35,168 SQ. FT.; 0.81 AC.
TOTAL FOOTPRINT OF ENTIRE SITE:	85.6% OF PARCEL A 6.68% OF ENTIRE SITE
6. BUILDING TABULATION:	
TYPE A (APT BUILDING):	104 DU; 114,875 GFA
7. FLOOR AREA RATIO (FAR):	
PARCEL A	116.661 444,679 (TOTAL GFA) 44,004 (TOTAL SITE AREA) 2.73
PARCEL B:	
1. PROPOSED ZONING:	ZONE R-5-B
2. PROPOSED USE:	67 MANOR HOMES UNITS 56 MANOR UNITS (IN 4 UNIT WALKUP BLDGS)
3. PROPOSED BUILDING HEIGHTS:	40-55'
4. AREA CALCULATIONS:	
AREA OF LOT:	232,280 SQ. FT.; 5.33 AC.
AREA OF OPEN SPACE:	253,419 SQ. FT.; 5.82 AC.
5. LOT COVERAGE (%):	
TOTAL FOOTPRINT OF BLDGS:	125,474 SQ. FT.; 2.88 AC.
25.83% OF PARCEL B 23.82% OF ENTIRE SITE	
6. UNIT MIX:	
TYPE B UNITS (STACKED TH; UNITS (lower) UNITS (upper))	34 DU; 1,540 GFA EACH 34 DU; 2,422 GFA EACH
TYPE C UNITS (MANOR HOME) UNITS (ii)	56 DU; 1,489 GFA EACH 52 DU; 1,824 GFA EACH
TYPE D UNITS (16' TH. REAR LOADED):	14 DU; 2,052 GFA EACH
TYPE E UNITS (18' TH. REAR LOADED):	14 DU; 1,518 GFA EACH
TYPE F UNITS (COTTAGE TH. FRONT LOADED):	27 DU; 2,053 GFA EACH
TYPE G UNITS (18' TH. FRONT LOADED):	5 DU; 2,022 GFA EACH
TYPE H UNITS (33' x 20' TH. FRONT LOADED):	240 DU; 436,549 GFA TOTAL
7. FLOOR AREA RATIO (FAR):	
PARCEL B	438,549 (TOTAL GFA) 453,375 466,769 (TOTAL SITE AREA) 0.90 FAR
OVERALL SITE (PARCEL A + PARCEL B)	
1. AREA CALCULATIONS:	
TOTAL SITE AREA	526,793 SQ. FT.; 12.094 AC.
2. TOTAL LOT COVERAGE (%):	30.484%
3. TOTAL UNITS (BUILDING TABULATION + UNIT MIX):	344 DU
4. FLOOR AREA RATIO (FAR):	
OVERALL SITE	551,422 (TOTAL GFA) 466,769 466,769 (TOTAL SITE AREA) 1.08 FAR

Zoning Summary

Unit Type	# of Units	Required Parking Ratio	# of Spaces Required	# of Spaces Provided
PARCEL A (ZONE C-2-A)				
Public Unit	89	1:2	45	60
Publicly Assisted Senior Unit	15	1:5	3	3
SUB-TOTAL			48	63
PARCEL B (ZONE R-5-B)				
Town homes	116	1:1	116	116
Stacked Town homes	68	1:2	34	56
Manor Homes	56	1:2	28	28
SUB-TOTAL			178	200
TOTAL (PARCEL A + PARCEL B)			226	263

NOTE: HANDICAP RAMP WILL BE PROVIDED
IN CONFORMANCE WITH 2008 STANDARDS

ON-STREET PUBLIC PARKING	77
EXISTING ON-STREET PARKING:	69
PROPOSED ON-STREET PARKING:	

EXISTING SITE DATA

ZONING: R-5-B
LOT: 5869, 5872
SQUARE: 5869;
SQUARE: 5872;
LOTS 49-56, 131-135, 940, 958, 971, 972
956, 961, 963, 965, 967, 969
INCLUDING EXISTING PAPER ALLEY
TOTAL LOT AREA: 326,793 SQ. FT.; 12.094 AC.

PROPOSED PUD DEVELOPMENT STANDARDS

PERMITTED:

PROPOSED:

PARCEL A

ZONE C-2-A
MAX BLDG HEIGHT: 65 FT
MAX FAR: 3.0
MAX LOT OCCUPANCY: 60%
MIN REAR YARD: 15'
MIN SIDE YARDS: 6' (WHERE PROVIDED)

PARCEL B

ZONE R-5-B
MAX BLDG HEIGHT: 60 FT
MAX FAR: 3.0
MAX LOT OCCUPANCY: 60%
MIN REAR YARD: 15 FT (WHERE PROVIDED)
MIN SIDE YARDS: 6' (WHERE PROVIDED)

