

S-23-19 Windward Ridge Apartments on West Denneys Road:

This application was originally submitted to the Planning Commission for review at their October 16, 2023 meeting. A Public Hearing was conducted, and the application was deferred seeking additional information.

S-23-19 Windward Ridge Apartments on West Denneys Road – Review of a Site Development Application for the construction of thirteen (13) garden style apartment buildings consisting of eleven (11) buildings containing twenty-four (24) units and two (2) buildings containing eighteen (18) units for a total of 300 apartment units. Also proposed are twelve (12) garage buildings, a Club House with Pool, walking paths, parking, and other site improvements. Two (2) existing single family detached dwellings will remain on separate lots after a Minor Lot Line Adjustment Plan to reconfigure the three properties. The properties are zoned RM-2 (Medium Density Residence Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone). The subject site consists of three parcels totaling 40.12 acres +/- located on the north side of West Denneys Road and west of but not adjacent to Carlisle Drive. The owners of record are George L. Craig Jr. and Deborah J. Craig; Robert G. Keller and Gloria K. Keller; and Bruce A. Burkett and the equitable owner is Jack Lingo Asset Management, LLC. Property Addresses: 57 Rocky Road, 4085 West Denneys Road, and an unaddressed parcel on West Denneys Road. Tax Parcels: ED-05-056.00-01-02.00-000, ED-05-056.00-01-03.00-000, and ED-056.00-01-04.00-000. Council District 1. *Review of Active Recreation Area. Waiver Requests: Partial Elimination of Sidewalk and Subdivision Waiver of Requirement for Two Connections to Public Street. This subject area was annexed with Application AX-22-03 Lands of Craig, Keller, and Burkett: Annexation of Three Parcels on West Denneys Road. At the October 16, 2023 Meeting, the Planning Commission conducted a Public Hearing and then deferred action on Application S-23-10 seeking additional information.*

Original Attachments as submitted for October 16, 2023 Planning Commission Meeting:

- a. Development Advisory Committee (D.A.C.) Report (including Agency Comments) of October 4, 2023
- b. Active Recreation Area Plan Report of October 10, 2023 (PRCE)
- c. Waiver Request Letters: Second Entrance and Sidewalks
- d. PLUS Review Response Letter of September 29, 2023 and PLUS Comment Letter of August 23, 2023
- e. Site Plan Set
- f. Architectural Set
- g. Public Comments Received (as of 10/6/2023) Set 1 and Additional Email of October 12, 2023 (distributed at Meeting)

Additional Information for the November 20, 2023 Planning Commission Meeting on Application S-23-19 will be forwarded when received from the Applicant. It is expected the week of November 13th.