

S-23-06 College Road Apartments at Railroad Avenue/Grove Street

- Originally submitted to the Planning Commission for review at their March 20, 2023 meeting where action was deferred.
- Review continued at the Planning Commission Meeting of April 17, 2023 where action was deferred until the June 2023 Meeting.

S-23-06 College Road Apartments at Railroad Avenue/Grove Street – Continued Review of Site Development Plan for construction of two 6-story mid-rise apartment buildings with a total of 385 units consisting of studio, 1 bedroom, and 2 bedroom units. The ground level of each apartment building is parking and the other site improvements include six 7-car garage buildings, parking lots, landscaping, and recreation areas. The Project also includes street construction/improvements to Raymond Street and Railroad Avenue. A Lot Consolidation Plan will combine the four parcels located east of Railroad Avenue for a total of 31.08 acres of land. These properties are zoned RG-5 (General Residence Zone for Mid-Rise Apartments). The subject area is located north of, but not adjacent to College Road, and east of the Railroad corridor in the vicinity of Raymond Street, Railroad Avenue, and Grove Street. Property Owners: Patel College Properties, LLC and Patel Excess College Road, LLC. Tax Parcels: ED-05-067.00-02-53.00-000, ED-05-067.00-02-54.00-000, ED-05-067.00-02-55.00-000, and ED-05-067.00-02-56.00-000. Council District 4. *Waiver Requests: Reduction of Parking Requirement. Consideration of Active Recreation Area Plan. The Planning Commission conducted a Public Hearing and began review of this application at their March 20, 2023 Meeting and deferred action seeking additional information. The Planning Commission continued review of this application at their April 17, 2023 and deferred action until the June 2023 Meeting seeking additional information.*

The following is a listing of items distributed to the Planning Commission.

- 1) Original Attachments as submitted for March 20, 2023 Planning Commission Meeting:
 - a. Development Advisory Committee (D.A.C.) Report (including Agency Comments and Location Map) of March 8, 2023
 - b. Active Recreation Area Plan Report of March 14, 2023 (PRCE) with Active Recreation Area Plan
 - c. Parking Waiver Request Letter
 - d. PLUS Review Response Letter of January 25, 2023 and PLUS Comment Letter of January 23, 2023
 - e. Site Plan Set

- f. Architectural Elevations Set and Color Elevation Drawing
 - g. Public Comments Received (as of 3/20/2023) Set 1
- 2) Planning Commission Meeting Minutes of March 20, 2023
- 3) Additional Items provided for the April 17, 2023 Planning Commission Meeting:
 - a. Letter of April 14, 2023 with enclosures to Mary Ellen Gray, Director of Planning, Inspections and Community Development from Nick Rodriguez RE: Site Plan Approval – College Road Apartments (*sent via email by Planning Staff on 4/14/2023 to Planning Commission and hard copies provided at meeting*)
 - b. Copy of Email distribution by City Clerk to Planning Commission of April 13, 2023 Letter from John A. Sergovic, Jr. Esquire
 - c. Letter of April 13, 2023 with exhibits to Mary Ellen Gray, Director from John A. Sergovic, Jr. Esquire
- 4) Planning Commission Meeting Minutes of April 17, 2023
- 5) Additional Items distributed to the Planning Commission:
 - a. Copy of Email distribution by City Clerk’s Office to Planning Commission of June 2, 2023 Letter from John A. Sergovic, Jr. Esquire
 - b. Letter of June 2, 2023 with enclosures to Nicholas H. Rodriguez, Esquire and to Mary Ellen Gray, Director from John A. Sergovic, Jr. Esquire

Additional Information for the June 2023 Planning Commission Meeting on Application S-23-06 will be forwarded when available from the legal counsel for the Planning Commission.