

C-24-02 Luther Village IV: Planned Neighborhood Design – Senior Citizen Housing Option on Babb Drive – Update on Waiver Request for Elimination of Rear Emergency Access:

The Planning Commission on September 16, 2024 granted conditional approval of the Conditional Use Site Plan/Master Plan for the development of Luther Village Planned Neighborhood Design – Senior Citizen Housing Option consisting of up to 524 age-restricted apartment units in a total of nine phases and including approval of a series of Alternative Design Standards, Waiver Requests, and recommended approval of Subdivision Waiver Requests. Action was deferred on the Waiver Request for the Elimination of Rear Emergency Access. The Master Plan was previously established by Applications C-02-02 and C-13-03 and Luther Village Phases I, II, and III have been constructed. The plan for Phase IV consists of the construction of a three-story apartment building with 72 units (age-restricted) and associated site improvements. The plan also includes a Minor Subdivision to create a 2.79 acre+/- parcel for Phase IV from the overall 33.63 acre +/- tract. The property is zoned RG-2 (General Residence Zone). The property is located east side of John Hunn Brown Road and on the west side of Babb Drive. The owner of record is Martin Luther Foundation of Dover, Inc. Property Address: 101 Babb Drive. Tax Parcels: ED-05-077.06-02-90.00-000, ED-05-077.06-02-90.01-000, ED-05-077.06-02-90.02-000, and ED-05-077.06-02-90.03-000. Council District 2. *Approved Alternative Design Standards for PND: Building Setback from Property lines, Building Spacing, Building Height, Number of Stories, Average Number of Dwelling Units Per Building, Off-Street Parking Reduction. Approved Waiver Requests: Partial Elimination of Curbing and Reduction of Bicycle Parking. Subdivision Waiver Requests (Recommended for Approval): Waiver of Requirement for Two Connections to a Public Street and Waiver of Requirement for Lot Frontage on a Public Street.*

The following Items are provided:

- Original Development Advisory Committee Report with Comments, Waiver Requests, Site Plans, and Architecture as distributed for the September 16, 2024 Planning Commission Meeting.
- The Applicant had discussions with the City's Office of the Fire Marshal and as a result has chosen to withdraw the Waiver Request for the Elimination of the Rear Emergency Access. See attachments:
 - Letter of Waiver Request Withdrawal dated October 8, 2024
 - Site Plan Sheet depicting plan for rear emergency access (installation of subgrade emergency access lane).