



Legislation Text

File #: HCC-104-FY22, **Version:** 1

Submitted by: Sean Corcoran
Submitting Department: City Clerk
Agenda Section: Presentation

Item Title:

Suffrage Pointe Development - Preliminary Plan of Subdivision 4-19053

Suggested Action:

Presentation only.

Summary Background:

The subject property is located west of 40th Place and east of Driskell Park, within the Gateway Arts District Traditional Residential Neighborhood (TRN) Character Area. The property was an existing surface parking lot.

Total gross acreage of the Magruder Pointe property is 8.26 acres and contains an upper site and a lower site as divided by Gallatin Street. The upper site is 3.60 acres and zoned R-55 and until recently was the site of the former Washington Suburban Sanitary Commission (WSSC) headquarters to the north along Hamilton Street.

The lower site is 4.66 acres and zoned R-55. Previously, this site was zoned O-S (Open Space) but was rezoned through the approval of CSP-18002.

- The subdivision application is limited to the lower lot parcel and includes the subdivision of the parcel into 41 lots for townhouse development as well as (2) additional parcels (B1 & B2).
- The subject site was an existing surface parking lot adjacent to Driskell Park to the west and 40th Place to the east.
- The M-NCPPC Planning Board Hearing for this application is scheduled for November 4, 2021.

Next Steps:

The M-NCPPC Planning Board is scheduled to conduct a hearing to consider PPS 4-19053 on Thursday, November 4, 2021. Any recommendations adopted by the City Council at the October 4, 2021 meeting will be conveyed to the Planning Board before the M-NCPPC hearing.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend adoption of Staff findings.

Community Engagement:

The applicant met with the Planning Committee on September 21, 2021 to present and discuss the subdivision application. The applicant was unprepared to present the application and as a result, the Planning Committee could not receive feedback on their clarifying questions or develop comprehensive recommendations to the City Council.

Strategic Goals:

Goal 2 - Ensure the Long-Term Economic Viability of the City

Legal Review Required?

N/A