Docket Item #3
Informational Item
Update on Block P applications and South Carlyle Planning Process

Application	Purpose of Item
Project Name: Block P and South Carlyle Planning	Provide an update on the planning applications requested for Block P (Amendment to Carlyle SUP, Rezoning, and Master Plan Amendment) and the South Carlyle Planning Process that is currently underway

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I. BLOCK P APPLICATIONS

The owner of Block P, Carlyle Plaza LLC, has requested an amendment to the overall Carlyle Special Use Permit to remove a portion of Block P from the Carlyle Plan, specifically, the eastern half of the block. Simultaneously, the owner is requesting a rezoning and a master plan amendment to place the eastern portion of Block P in the Eisenhower East Small Area Plan.

Block P is the only block in Carlyle that is south of Eisenhower Avenue and is surrounded by parcels that comprise the South Carlyle district of the Eisenhower East Small Area Plan (EESAP). Currently only the western half of Block P has an approved development proposal and building permit (although construction has not begun). The eastern half remains undeveloped and actually does not have enough floor area to develop a building per the Carlyle Design Guidelines for Block P.

In order to realize the plan vision for a building on the eastern portion of Block P, it will be necessary to transfer of floor area to this half of the block. Within Carlyle, there is minimal available square footage to transfer to the eastern portion of Block P. However, in South Carlyle, there are several blocks that have not or do not plan to use the full floor area they were approved for in the EESAP. The floor area needed for development on Block P East could potentially come from one or more of these blocks in EESAP.

Given that the bulk of available floor area resides within South Carlyle, it makes sense procedurally to put Block P in the same district as the EESAP blocks it will receive floor area from. However, this requires several zoning approvals:

- An amendment to the Carlyle SUP is needed to adjust the overall amount of floor area for Carlyle to reflect the amount that is removed with the Block P East. The Block P Design Guidelines must also be amended to reflect the changes to the lot size, floor area, and removal of conditions related to Block P East.
- A rezoning application is needed to change the zoning of Block P East from CDD #1 (the zoning of Carlyle) to CDD#11 (the zoning of the South Carlyle).
- A master plan amendment is required to amend EESAP to reflect the inclusion of Block P East in the planning area and South Carlyle district. The Plan will also be amended to include the information for Block P East that is removed from the Block P Design Guidelines so these conditions are carried forward.

The timing of this application is particularly important given that Norfolk Southern, the original owner of all of Carlyle and current head of the Carlyle Development Corporation is preparing to transfer authority to the Carlyle Community Council (CCC) at the end of this calendar year. The CCC will be comprised of all land owners in Carlyle and will function like a property owners association. Changes to the Carlyle SUP require approval from the SUP permittee (Norfolk Southern) or the association of land owners (the CCC) if one has been formed. Thus, if Block P East remained in Carlyle after the formation of the CCC, all future density transfers would need to be approved by the CCC.

Given all of the above, the owner of Block P East feels that it is important to move forward with the actions necessary to officially move this piece of land from Carlyle to Eisenhower East. Staff will be taking these applications to Planning Commission and City Council in December.

II. SOUTH CARLYLE PLANNING

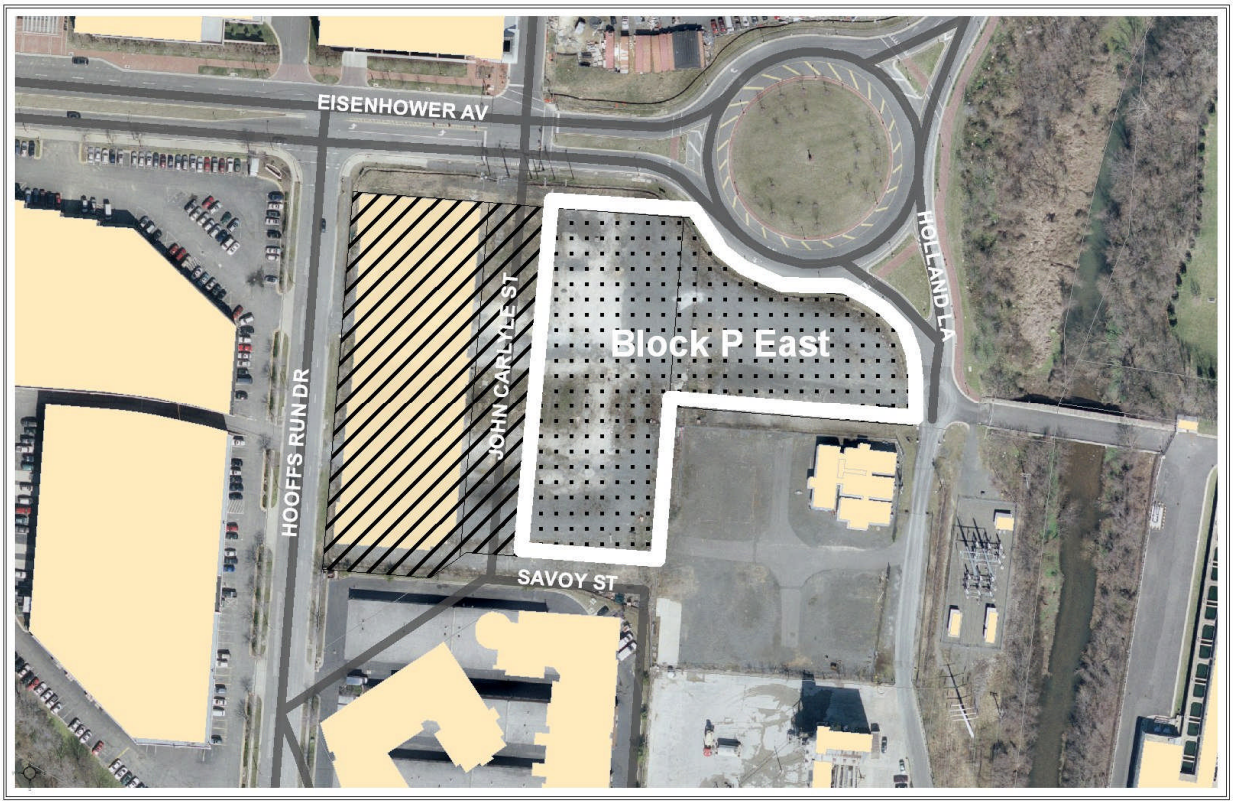
With the approval of the building on the western half of Block P, approximately 95% of the floor area allocated to the entirety of Block P under the Carlyle SUP was approved to be constructed in one building. This left less than 25,000 sf of floor area for the eastern half of the block, which essentially meant a building could not comply with the Block P Design Guidelines since they contain a minimum height requirement of 80 feet. This resulting situation was noted during the approval process for that building and it was acknowledged that a transfer of floor area to the eastern portion of the block would be necessary at a later date.

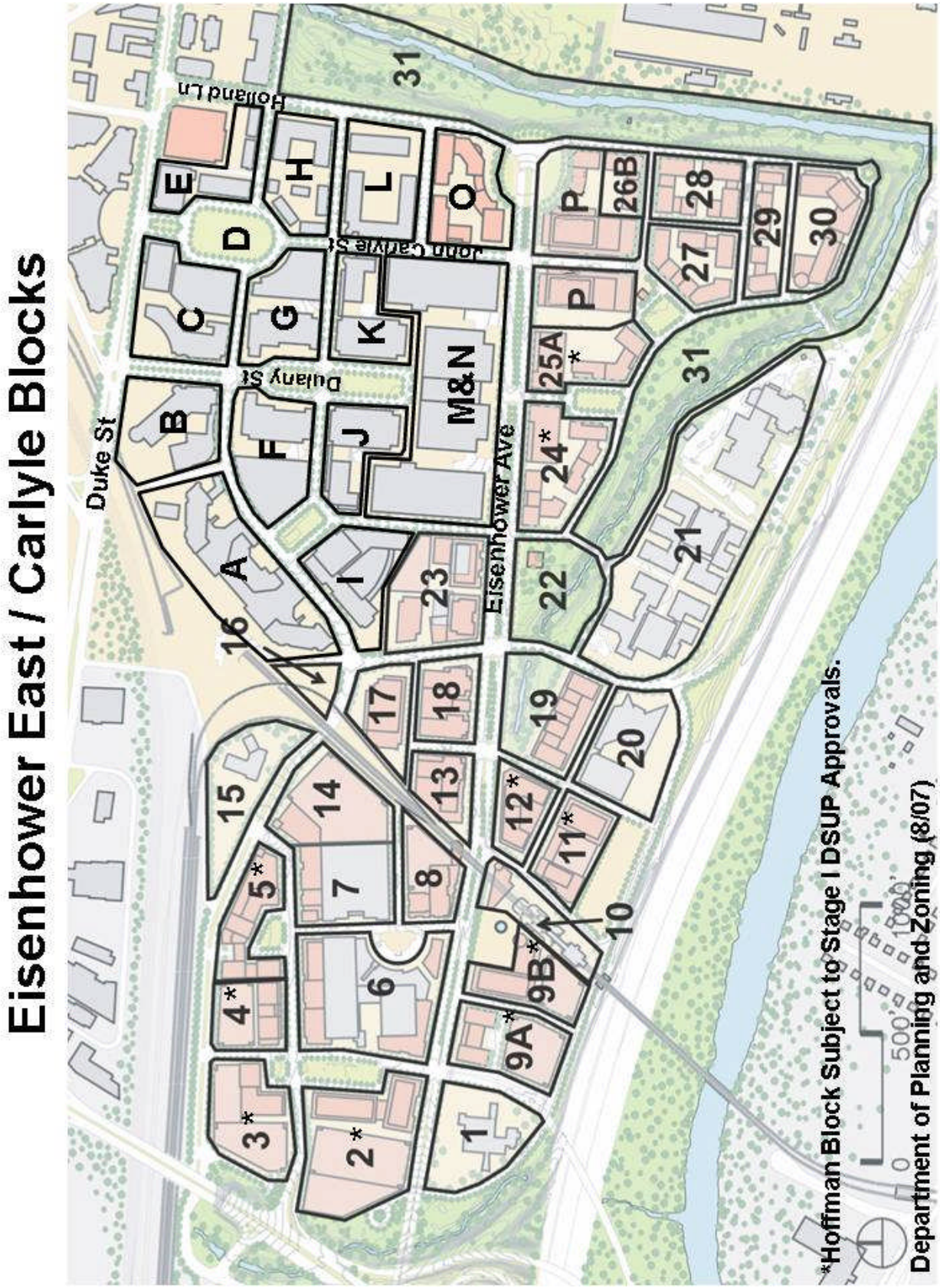
In order to determine the amount of floor area to transfer and the appropriate uses it should contain, staff directed the owner of Block P to undertake a comprehensive planning process to evaluate development options for Block P East in coordination with the adjoining parcels that comprise South Carlyle. The South Carlyle Planning process is currently underway and is exploring a variety of issues including the appropriate amount of retail for the area, traffic impacts, costs of underground parking given contaminated soil, location of the Resource Protection Area, and impacts to sewer capacity. This process is still ongoing, but the results of the studies and how they impact the design of a potential development on Block P East will be discussed with the DRB at a later date.

III. CONCLUSION

Development of an appropriate size and use on Block P East is crucial to the overall success of not just Carlyle but the rest of Eisenhower East. Additionally, given its location adjacent to the South Carlyle district and somewhat removed from the rest of Carlyle, it seems logical to include Block P East in the South Carlyle district. The South Carlyle Planning Process provides a procedure for determining appropriate uses and floor area for Block P East and allows for collaboration between staff, the owner of Block P and the DRB.

Staff supports the requested amendment to the Carlyle SUP, Rezoning request, and Master Plan amendment and will be recommending approval of these applications at the Planning Commission and City Council meetings in December. The DRB will continue to be involved with future development plans for Block P East once the studies have been completed and the next phase of the process, development of an appropriate proposal, begins. No action from the DRB is required at this time.


EISENHOWER AV
HOOFFS RUN DR
JOHN CARLYLE ST
Block P East
HOLLAND LA
SAVOY ST


Eisenhower East / Carlyle Blocks
Duke St
Holland Ln
Dulany St
John Carlyle St
Eisenhower Ave
A
B
C
D
E
F
G
H
I
J
K
L
M&N
O
P
P
1
2*
3*
4*
5*
6
7
8
9A*
9B*
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18
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21
22
23
24*
25A*
26B
27
28
29
30
31
31
*Hoffman Block Subject to Stage I DSUP Approvals.
0
500'
1000'
Department of Planning and Zoning (8/07)