

MEMORANDUM
FROM THE
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION

DATE: August 15, 2024

TO: Ms. Donna Marie Collins

Hearing Examiner

FROM: Dirk Danley, Jr, AICP

Planner, Principal

**SUBJECT: Diplomat House AKA Diplomat North RPD – DCI2023-00050
Clarification Memo**

Dear Ms. Collins:

In review of the recommendation for the Diplomat House AKA Diplomat North RPD amendment, the applicant and staff noticed that Deviation 7 may need to be amended to clarify its applicability to the townhouse project approved on the residential tract south of Diplomat Parkway. Staff submits the following language for consideration:

7. Curbside garbage collection for townhouse units and reduction in collection area for multi-family units. Deviation 7 (townhouse previously contained in AD2007-00169) seeks relief from LDC Section 10-261 requirement that all new multiple-family residential developments to provide sufficient space for the placement of garbage containers or receptacles, to allow reduction in required multi-family container space of 216 SF (120+96) for first 25 multi-family units plus 8 SF for each additional unit; to allow space for the compactor and a minimum of 144 square feet for recyclable materials collection area for the North RPD for MCP Page 2 of 3 and to allow for curbside garbage pickup at the proposed townhouse units for MCP Page 1 of 3. (amendment to previously approved deviation)

Thank you in advance for your input.