



BOROUGH OF WYOMISSING

BOROUGH HALL – 22 READING BLVD.

WYOMISSING, PA 19610-2083

TELEPHONE (610) 376-7481 FAX (610) 376-8470

www.wyomissingboro.org



January 23, 2023

MEMO To: Borough Council
FROM: Michele Bare, Commercial Zoning Officer & Borough Manager
TOPIC: 521 Van Reed Road – Conditional Use Approval

APPLICATION:

Apartments on Van Reed, LLC, owner of property located at 521 Van Reed Road, has submitted an application requesting conditional use approval be granted for the property from Section 505D, "Modification of Certain Regulations" and Section 503D, "Area, Yard and Height Requirements" of the Re-Development Area Mixed Use Incentive Overlay Zoning District.

ZONING ISSUES:

1. The underlying zoning district of the property is I-1, Office/Research Park District. The property is also located within Re-Development Area 2 of the Re-Development Area Mixed Use Incentive (RAMUI) Overlay District.
2. The property measures 3.88 acres in size and is currently undeveloped.
3. Apartments on Van Reed, LLC, purchased the property in May 2021 and proposes to construct a 198 unit apartment building with structured and surface parking and related stormwater facilities.
4. The applicant is requesting conditional use approval from Section 503D, to allow an average building height of 87.4 feet, exceeding the maximum allowable height of 75 feet. Due to the topography of the lot, the average building height was measured under the definition of "grade plane" in the Zoning Ordinance which is provided below.

Grade Plane – A reference plane representing the average of the finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and lot line, or where the lot line is more than six feet from the building, between the building and a point six feet from the building.

5. The applicant is requesting conditional use approval from Section 503D to allow paved coverage totaling 48% of the lot size, exceeding the



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maximum allowable paved coverage of 10% of the lot size. The applicant will be provided structured parking underneath the apartment units and surface parking on the site. Additionally, the topography of the lot requires separate access driveways to allow for transition of the slope between public streets and parking areas. The large surface parking area will be constructed of permeable paving material which will drain into the proposed underground stormwater management facility.

HEARING:

A hearing on the applicants' request is scheduled for Wednesday, February 22, 2023, at 11:00 AM, at Wyomissing Borough Hall, 22 Reading Blvd., Wyomissing, PA, 19610, in Council Chambers. Applicants and their representatives, if applicable, must be at the hearing to present testimony and evidence.

cc: Christopher Hartman, Borough Solicitor
Mayor
Property File