



## Legislation Text

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**File #:** 17-2176, **Version:** 3

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Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development District to PD for Multi-Family Residential Development on Approximately 5.57 Acres Generally Located South of W. Broad Street and Approximately 1,180 Feet East of the Intersection of W. Broad Street and Lillian Road; Carleton Residential Properties (ZC#16-026)

To consider the subject zoning change request

The Planning & Zoning Commission held a public hearing on February 6, 2017 and voted 6-0 to recommend approval. Commissioner Hudson was absent.

### **First Reading**

The residential project is done in conjunction with Bethlehem Baptist Church and will be age-restricted to 55 years and up.

The building is comprised of 1-bedroom and 2-bedroom units, totaling 135 units. Each unit will have its own kitchen.

The applicant is seeking the following deviations to the Zoning Ordinance:

- 30% masonry construction is proposed; the requirement is 80%. The predominant materials on the building are stucco and fiber cement siding
- 10' landscape buffer along the east and west property lines are proposed; the requirement is 50'
- 1.25 parking spaces per unit are proposed; the requirement is 2 for the first 50 units and 1.75 for each unit thereafter
- Three 1-bedroom unit types in the size range of 713 sf, 724 sf, and 737 sf are proposed; the requirement is 750 sf

### **Second Reading**

The developer has made the following revisions:

- increase the masonry on the facade from 30 to 40 percent
- replace fiber cement siding with stucco (approx. 60% of the facade)
- replace some of the trees on the east and west property lines with live oaks or other evergreen trees
- show the age restriction as a deed restriction in the developer notes
- raise the roof pitch to 5/12

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