



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☒ 3 = Scott
- ☐ 4 = Boddie
- ☐ 5 = Macaluso
- ☐ All

Agenda Date	July 12, 2021	
Requested Action	<p>TO CONSIDER THE PROPOSED PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR 1.27 ACRES LOCATED BETWEEN STAHL AND NORTH PLANT STREETS (BETWEEN 115 STAHL STREET AND 400 ROSEWOOD - A PORTION OF KAD NO. 20028 AND ALL OF KAD NO. 63697) (JAY PARKER/ TROPHY PROPERTIES).</p> <p>I. STAFF PRESENTATION</p> <p>II. PUBLIC HEARING</p> <p>III. MAKE RECOMMENDATION</p>	
Contact Person	Sara Serra-Bennett, Planner II, Laura Haning, Planning and Community Development Director	
Background Information	<p>The property under consideration is located mid-block, between Stahl Street and Plant Avenue, Old Number 9 and Rosewood Avenue. The PUD Plan for the has been approved and the property was rezoned from a B-2 (Highway Commercial District) to a R-3 (High-Density Residential District). This is the final step in a lengthy process for approval of a Planned Unit Development.</p> <p>As you'll recall, the PUD Plan approved provided 18 townhome, right-of-way, visitors parking spaces, and open space. The smallest frontage will be 22' for a mid unit, and the smallest lot will be 1650 sf. Once the PUD Overlay is approved, the next step will be a subdivision plat.</p>	
Item Justification	<p><input type="checkbox"/> Legal/Regulatory Obligation</p> <p><input type="checkbox"/> Reduce Costs</p> <p><input type="checkbox"/> Increase Revenue</p> <p><input type="checkbox"/> Drive Down Risk</p> <p><input checked="" type="checkbox"/> Master Plan Recommendation</p>	<p><input type="checkbox"/> Infrastructure Investment</p> <p><input checked="" type="checkbox"/> Customer Demand</p> <p><input type="checkbox"/> Service Enhancement</p> <p><input type="checkbox"/> Process Efficiency</p> <p><input type="checkbox"/> Other: _____</p>
Financial Considerations		
Citizen Input/Board Review	All property owners within 400 feet of the property were notified. Staff has received no comments.	

Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached