



Commission Meeting

May 16, 2023

Item Name: Z-23-20

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	<u>Z-23-20</u> – A request for concurrence with the Augusta Georgia Planning Commission to APPROVE a petition by Woda Cooper Development, Inc. on behalf of J-Mar Broad Street Investments, LLC requesting a rezoning from zone B-2 (General Business) to zone PUD (Planned Unit Development) affecting properties containing approximately 1.33-acres located at 1427 & 1437 Broad St. Tax Map #036-3-003-00-0 and 036-2-041-00-0. DISTRICT 1
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none">1. Permitted uses of the site be limited to multi-family apartments, professional offices and retail development.2. The final site plan must include lot coverage, open space calculations, bicycle and pedestrian facilities, and required streetyards and landscaping.3. The total height of any structures shall not exceed 4 stories or 60 feet, to include any attached or detached structures.4. The overall density shall not exceed 40 units per acre.5. A minimum of 63 off-street parking spaces shall be provided.6. There shall be a 10-foot front setback on Broad Street, a minimum 25-foot setback on Saint Sabastian Way and Jones Street and a minimum side setback of 25 feet.7. A minimum of 10 percent of the site shall be dedicated to open space. Open spaces must include enclosed spaces within the site.8. The maximum lot coverage for each lot shall be 40 percent, not including parking and similar surface improvements.9. A fence or screen wall in the required front yard shall not exceed six (6) feet in height. Fencing must include wrought iron and/or brick wall and may be constructed on the side boundary not adjacent to the street.10. Any outdoor storage shall be limited to enclosed buildings or screening with a 6-foot wood privacy fence or masonry wall.11. Freestanding signs must comply with standards of the B-1 (Neighborhood Business) zone. Building or wall mounted signs are limited to a maximum surface area of 2 square feet per linear foot. Projecting signs may not project

more than 5 feet from the building wall it is attached except for canopy or awning mounted signs. Window signs may not occupy more than 20 percent of the area of any window.

12. Improve sidewalks and remove any dead-end driveway entrances on all adjacent streets to meet the last adopted ADA standards.
13. New curb cuts must be permitted and meet the standards of Augusta Traffic Engineering Department.
14. Any changes deemed major will trigger the need to amend the original PUD site plan and require Augusta Commission approval.
15. Final building elevations and materials of the proposed structures are subject to Planned Development Riverfront Review Board approval prior to submission of a building permit.
16. Minor changes to an approved PUD site plan may be handled administratively by the Planning Director.
17. A trash compactor must be installed internal to the building.
18. The open space adjacent to the community must be completely enclosed by 6 foot wrought-iron fence.
19. The developer 62 + age requirement must be maintained or must return to the Planning Commission and Augusta Commission.

Funds are available in N/A
the following accounts:

REVIEWED AND N/A
APPROVED BY: