



Commission Meeting

May 20, 2025

Item Name: **Z-25-14**

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	<u>Z-25-14</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Honesta Real Estate Group, LLC on behalf of MPL Construction requesting to amend PUD (Planned Unit Development) zoning conditions from zoning case Z-23-54 for major modifications to the mixed-use development proposing 312 residential units, affecting properties containing approximately 21.54 acres located at 1312, 1314, 1408 and 1409 Steiner Avenue and 1733 Mill Street. Tax Map #'s 059-3-028-00-0, 059-027-00-0, 059-3-029-00-0, 059-3-001-00-0 & 059-3-026-00-
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 single-family attached/detached housing, multi-family apartments and commercial uses. Liquor stores, self-storage facilities, convenience stores, recreational vehicle parks, pawn shops and automobile service shops are not permitted uses.2. The total height of proposed buildings and parking garage shall not exceed 72' or 6 stories in POD A, 48' or 4 stories in POD B and 35' or 3 stories in POD C. The height and location of each building must substantially conform with the conceptual site plan submitted with this application date received on March 6, 2025.3. The density requirements of the site are as follows:<ol style="list-style-type: none">a. POD A shall have a max residential density of 36 units/ac (or 218 units) and a commercial intensity of 7,500 sf/ac (or 45,300 sf)b. POD B has a max density of 12 units/ac (or 98 units) and a commercial intensity of 4,500 sf/ac (or 36,450 sf)c. POD C shall have a max density of 6 units/ac (or 60 units) and a commercial intensity of 1,000 sf/ac (or 9,860 sf)4. Parking shall be provided at the unit rates defined below:<ol style="list-style-type: none">a. Single-family detached residential - 2 spaces per unitb. Multi-family apartments - 1.5 spaces per unitc. Attached townhomes - 2 spaces per unit + 0.25 guest paces per unitd. All commercial spaces - 1 per 350 square foot gross area5. The following building separation and setbacks shall apply:<ol style="list-style-type: none">a. Single story buildings: 10' from nearest structureb. Two and three story buildings: 15' from nearest structure

- c. Four story buildings: 20' from nearest structure
 - d. Five story buildings: 30' from nearest structure
 - e. Building setbacks for the development shall be as follows:
 - POD A
 - MLK Jr Boulevard – 30' Front Setback
 - Existing railroad – 15' Setback
 - Steiner Avenue – 5' Front Setback
 - POD A to Existing Residential – 15' Setback
 - Interior property lines to all uses – 0' Setback
 - POD B
 - Townhome – 5' perimeter setback
 - Apartment – 5' perimeter setback
 - Commercial – 5' perimeter setback
 - Single-family detached:
 - 5/15' Front
 - 5' Side
 - 15' Rear
 - POD C
 - Single-family detached:
 - 5/15' Front
 - 5' Side
 - 15' rear
 - Amenity/commercial use: 10' perimeter setback
6. The development must adhere to the following buffer and street yard requirements:
- a. MLK Jr Boulevard – 10' Street yard
 - b. Steiner Avenue – No Buffer
 - c. Garrett Lane – No Buffer
 - d. Clay Street (POD B) – No Buffer
 - e. Clay Street SFD (POD B) – 10' Street yard
 - f. Clay Street (POD C) – 10' Street yard
 - g. Anderson Avenue – 10' Street yard
 - h. Existing residential – 10' Landscape buffer
 - i. Existing railroad – 10' Landscape buffer
 - j. Commercial to Residential – 10' Landscape buffer
7. A minimum of 15% of the overall site shall be dedicated to public open space.
8. The maximum lot coverage for the single-family lots shall be 50 percent.
9. A fence or screen wall in the required front yard shall not exceed 4 feet in height and no more than 6 feet in any side or rear yards.
10. Outdoor storage in the area comprised of attached/detached residential units shall reflect Section 8-1 of the Comprehensive Zoning Ordinance. Any outdoor storage on the mixed-use site shall be limited to enclosed buildings or screening with a 6-foot wood privacy fence or masonry wall.
11. No signage permitted in the area comprised of residential attached/detached units. No freestanding signs permitted anywhere on the site. 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. Install/improve sidewalks on all new and existing streets adjacent to the site to meet the latest adopted ADA standards.

13. New curb cuts must be permitted and comply with the standards of Augusta Traffic Engineering Department.
14. Lighting in the parking lot be directed away from nearby residences.
15. Final building elevations and materials of the proposed structures are subject to design review.
16. Minor changes to an approved PUD site plan may be handled administratively by the Planning Director.
17. Any changes deemed major will trigger the need to amend the original PUD site plan and require Augusta Commission approval.
18. Building elevations must reflect those presented with this application.
19. Development of the property shall comply with all development standards and regulations of Augusta-Richmond County, Georgia, as amended, at the time of development.

**Funds are available in N/A
the following accounts:**

**REVIEWED AND N/A
APPROVED BY:**