



Commission Meeting

January 16, 2024

Item Name: Z-23-54

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	A request for concurrence with the Augusta Planning Commission to APPROVE with conditions a petition by Realty One Group Visionaries on behalf of Laney Walker Development Corporation requesting a rezoning from zone R-1C (One-family Residential) and LI (Light Industrial) to PUD (Planned Unit Development) affecting properties containing approximately 22.21 acres located at 1312, 1314, 1408 and 1409 Steiner Avenue and 1733 Mill Street. Tax Map #059-3-001-00-0, 059-3-029-00-0, 059-3-028-00-0, 059-3-027-00-0 and 059-3-026-00-0
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, retail, professional offices, restaurants, and a fitness or recreational center.2. The development shall be limited to no more than 47 detached housing units, 64 single-family attached townhome housing units, 122 multi-family apartments, and 5,400 square feet of commercial space.3. The total height of attached/detached residential buildings cannot exceed 2 ½ stories or 45 feet. The height of the proposed mixed-use building cannot exceed 6 stories or 72 feet.4. The overall density of the site shall not exceed 10.5 units per acre.5. The total commercial space shall occupy at least 5,400 gross square feet in area.6. Single-family residential lots shall maintain a minimum front setback of 15 feet, side setbacks of 7.5 feet, and a rear setback of 20 feet (townhomes) / 20% lot depth (detached units). The multi-family parcel shall maintain a minimum front setback of 30 feet, side setbacks of 10 feet, and a rear setback of 25'.

7. 3.99 acres or 15% of the overall site shall be dedicated to public open space.
8. The maximum lot coverage for each lot shall be 70%, which does include parking and similar surface improvements. The residential attached/detached units must adhere to the lot coverage requirements outlined in Section 8-1 of the Comprehensive Zoning Ordinance.
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 yard.
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 are 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. All signage must comply with Section 28-B of the Augusta Comprehensive Zoning Ordinance.
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 the Augusta Traffic Engineering Department.
14. The required off-street parking provided for the site must comply with Section 4-2 of the Comprehensive Zoning Ordinance.
15. Lighting in the parking lot be directed away from nearby residences.
16. Completion of Environmental Phase II study before issuance of a land disturbance/grading permit and must work with the Augusta Engineering Dept for remediation of any contaminated soils.
17. Final building elevations and materials of the proposed structures are subject to design review.
18. Minor changes to an approved PUD site plan may be handled administratively by the Planning Director.
19. Any changes deemed major will trigger the need to amend the original PUD site plan and require Augusta Commission approval.
20. Building elevations must reflect those presented with this application.
21. 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:**