



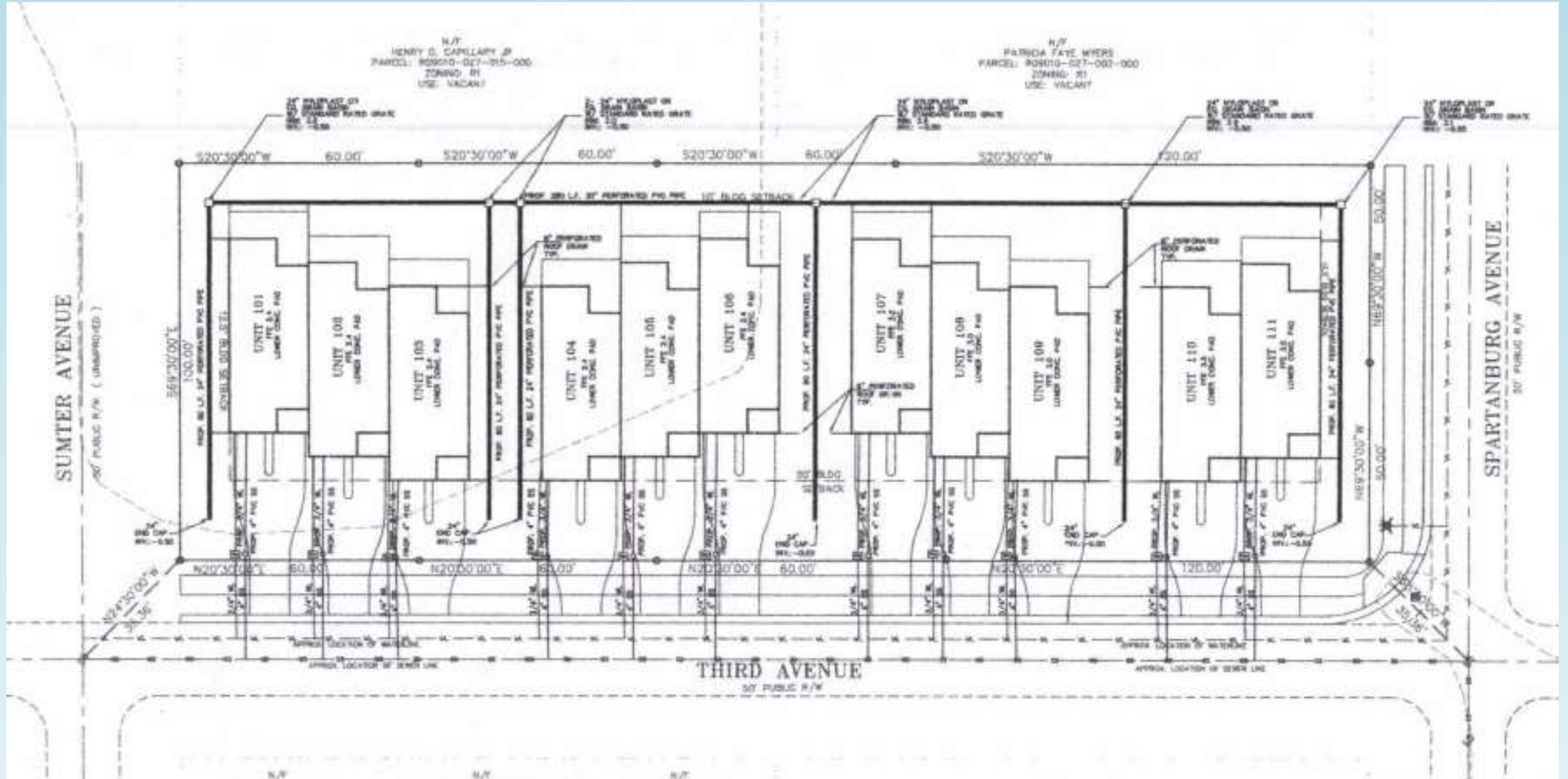
Conditional Use Permit:  
216 Spartanburg Ave – 5-Unit Residential  
Planned Unit Development

December 8<sup>th</sup>, 2020



**Location:** 216 Spartanburg  
**Applicant:** Laurel Companies

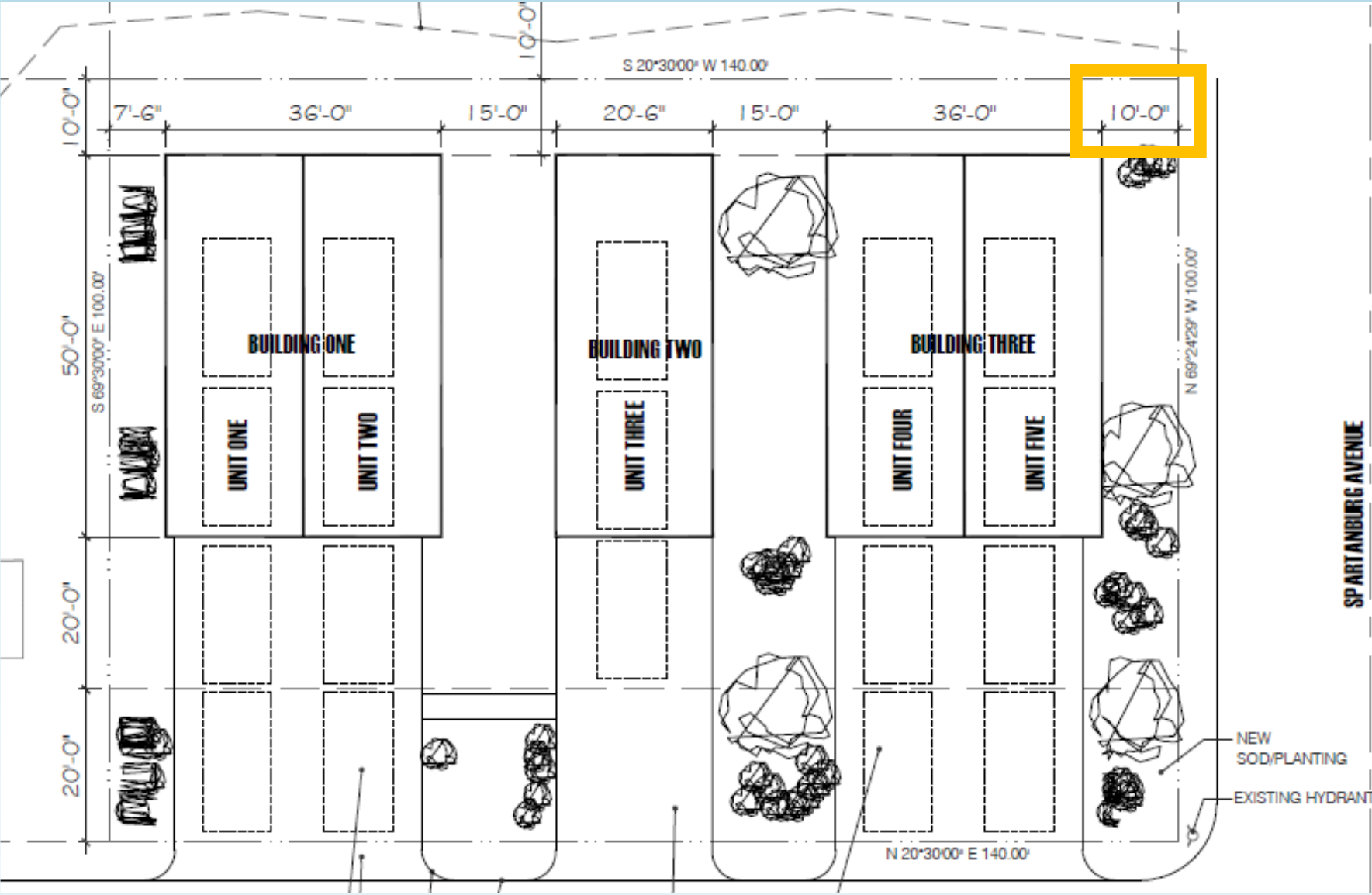
# History



2005 CUP Approval



# More History



2013 CUP Approval

# Residential Planned Unit Developments in R-1

## ARTICLE III. – Zoning District Regulations

### Sec. 40-72. – Table of permissible uses.

USES OF LAND	R-1
PUD, Residential	C

## Dimensional Standards for Lots and Principal Structures, Other Districts

Zoning District	Primary Permitted Uses	Min. Lot Size	Min. Lot Width <sup>5</sup>	Min. Front Yard	Min. Rear Yard	Min. Side Yards (Corner Lot-Min 12.5 ft.) <sup>5</sup>	Max. Density	Max. Height	Max. Lot Coverage
R-1	Single-Family Two-Family	5,000 sq. ft.	50 ft.	20 ft.	10 ft.	7.5 ft.	15 units/acre	50 ft. <sup>1</sup>	40%



216 Spartanburg



# Adjacent Properties



813 S 3<sup>rd</sup> Street



300 Spartanburg



301 Spartanburg



# Adjacent Properties



214 Spartanburg



217 Spartanburg

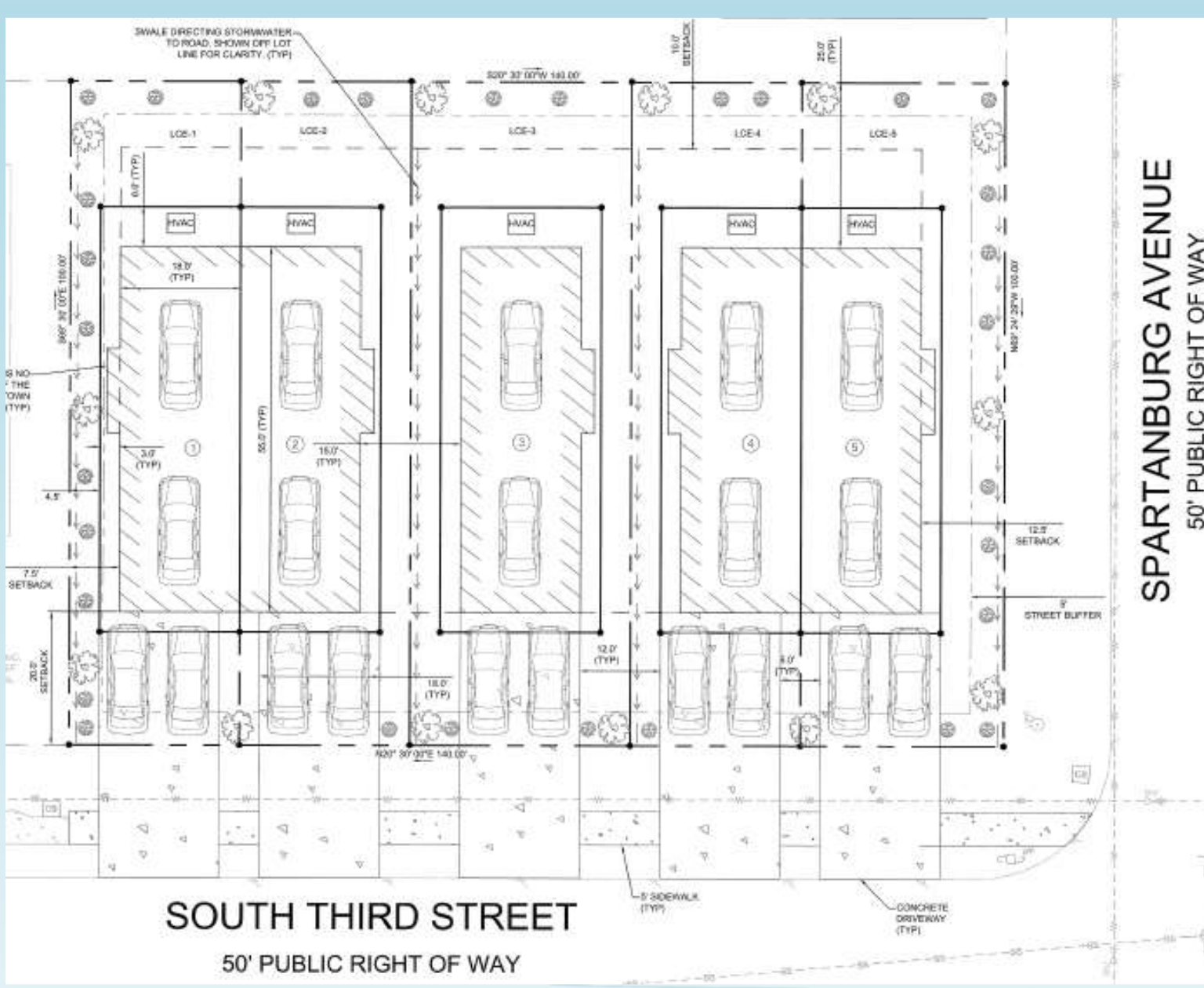


219 Spartanburg



## Design Details

- All units will meet 2-hour minimum firewall separation requirement
- Meets minimum building separation for Fire
- 5' Landscape buffer required
- Open Space 25% (51%)
- Lot coverage 40% ( 37%)



Required	Proposed
Front - 20'	20'
Side - 7.5'	7.5'
Corner Side - 12.5'	12.5'
Rear - 10'	25'

	Acres	Ft <sup>2</sup>	Units
Standard	1.00	43,560	15
Max	.316	13,750	5
Proposed	.316	13,750	5 Units

## Specific standards.

- (1) Ingress and egress to property and proposed *structures* thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
  - Ingress and egress will be established via S. 3<sup>rd</sup> Street
  - A 4' wide sidewalk is requested to be installed parallel to the S. Third Street and Spartanburg Avenue right-of-ways
- (2) Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the *conditional use* on adjoining properties and properties generally in the district;
  - Parking will be contained on the property
  - All units are proposed to be 3 bedrooms and provide more than the minimum of 3 required parking spaces per unit
- (3) Refuse and service area, with particular reference to the items in (1) and (2) above;
  - Trash will be collected via standard residential manner
- (4) *Utilities*, with reference to locations, availability, and compatibility;
  - No utility upgrades are proposed
- (5) Screening and buffering with reference to type, dimensions, and character;
  - A 5' landscape buffer is required for each side yard for this type of development
- (6) *Signs*, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
  - No signage is proposed at this time and any signage will have to meet all standards zoning
- (7) Required *yards* and other *open space* and preservation of existing trees and other attractive *natural features* of the land.
  - Below maximum of 40% lot coverage (37%)
  - Above minimum of 25% open space (51%)



## General conditions.

(1) That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved by the issuance of the C.U.P.;

- The density falls within the standard R-1 density requirements and the proposed structures follows the setback requirements

(2) That the use meets all required conditions and specifications;

- The proposed CUP meets all required conditions and specifications

(3) That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and

- The proposed structures/use will conform with the neighboring properties.

(4) That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the town land use plan and policies.

-The desired Future Land Use of the Residential 1 area includes a predominance of single-family and duplex units. Building height will not exceed a 50' height maximum and shall be consistent with Section 4.3, II. Management Topic: Land Use Compatibility Policies, 31 (B). Density will be moderate with a minimum of 5,000 square foot lots and around 8.7 units per acre, with up to 15 units per acre allowed. Lot coverage will not be allowed to exceed 40%. Provision of infrastructure to undeveloped and un-served areas will be at the expense of the developer. New multi-family residential development shall be prohibited.

# P&Z and Staff Recommendation

Staff recommends the approval of the proposed CUP with the requirement of a 4' wide sidewalk parallel to the S. 3<sup>rd</sup> Street and Spartanburg Avenue Right of Ways

Planning and Zoning voted 6-1 to approve the CUP, including the requirement of a 4' wide sidewalk parallel to the S. 3<sup>rd</sup> Street and Spartanburg Avenue Right of Ways



# Motion from Town Council

- Approve the CUP for a 5-Unit Residential Planned Unit Development, with the requirement of a 4' wide sidewalk on the side of the drive aisle along the Spartanburg and 3<sup>rd</sup> Street Right of Ways, that it is in accordance with the draft grant order and that it otherwise meets the 7 specific standards and the 4 general conditions, if developed according to the plan as submitted and approved.
- Deny the CUP as it fails to sufficiently meet 1 or more of the general conditions to include (state conditions not met in the motion)
  - (1) That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved by the issuance of the C.U.P.;
  - (2) That the use meets all required conditions and specifications;
  - (3) That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
  - (4) That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the town land use plan and policies.

# Surrounding Area

- 23 single-family
- 3 two-family
- 2 triplexes

