



Board of Commissioners Meeting Agenda Item Submittal

Item To Be Considered: **Amendment to the CAMA Future Land Use Plan**

Board Meeting Date: **May 28, 2024**

Prepared By: **Rebecca Brehmer – Projects/Planning Coordinator, CFM, CZO**

Overview: Ward Farm, LLC, has applied for a text amendment to the CAMA Future Land Use Plan pg. 41 in the Traditional Town Center (TTC) section, in order to better serve an upcoming condominium project, Brezza Lofts.

The purpose of this text amendment is to add an exception to the Appropriate Density/Intensity requirements in compact residential of up to 18 units per acre for multifamily in B-3 zoning district. Ward Farm, LLC, provides that the current 12 units per acre for multi-family restriction does not provide enough residential density over commercial to balance out the square footage of commercial spaces on the ground floor with the 80%-20% commercial to residential ratio. Increasing the units per acre to 18 would allow for more balance in development and help make the commercial spaces more desirable and successful. Though it is amending the CAMA Future Land Use Plan, the thought behind amending this section and the proposed project to come is in keeping with the Traditional Town Center. The Planning Board recommended approval at its May 9, 2024, meeting.

Background Attachment(s):

1. Text Amendment Application
2. Excerpt from Future Land Use pg. 40-41
3. Signed Comprehensive Plan Consistency Statement
4. Resolution 2024-R8

Recommended Action:

1. Hold a public hearing;
2. Motion to approve Resolution 2024-R8 amending the CAMA Future Land Use Plan, adding an exception of up to 18 units per acre for multifamily in the Traditional Town Center for the B-3 Zoning district.

Action: _____
