



Planning Board Meeting Agenda Item Submittal

Item To Be Considered: **UDO Text Amendments to Section 152.195 Table of Area, Yard, Square Footage and Height Requirements**

Board Meeting Date: **May 9, 2024**

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

Overview: Ward Farm, LLC, has applied for a text amendment to Section 152.195 Table of Area, Yard, Square Footage and Height Requirements to adjust dimensional requirements in the B-3 zoning district for an upcoming condominium project, Brezza Lofts.

The purpose of this text amendment is to raise the maximum building height in B-3 Traditional Business from 35ft to 40ft in order to allow for more desirable floor to floor heights in the ground floor commercial spaces and, at staff's recommendation, to add square footage minimums of 8,000 sq ft for first two units plus 1,975 sq ft per unit thereafter to be consistent with other zoning districts in the Dimensions Table. This project appears to be consistent with the CAMA Future Land Use Plan.

Background Attachment(s):

1. Text Amendment Application
2. Draft Ordinance
3. Comprehensive Plan Consistency Statement

Recommended Action: Motion to recommend approval of text amendments to Section 152.195 Table of Area, Yard, Square Footage and Height Requirements along with the Comprehensive Plan Consistency Statement.

Action: _____
