



Planning Board Meeting Agenda Item Submittal

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

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 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 change the Appropriate Density/Intensity requirements in compact residential from “Up to 8 dwellings per acre single family or 12 for multifamily.” to “Up to 8 dwellings per acre single family or 12 for multifamily, with the exception of up to 18 for multifamily in B-3 zoning.” Ward Farm, LLC, provides that the current 12 DUA restriction does not provide enough residential density over commercial to balance out the sq ft of commercial spaces on the ground floor with the 80%-20% commercial to residential ratio. Increasing the DUA 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.

Background Attachment(s):

1. Text Amendment Application
2. Excerpt from Future Land Use pg. 40-41
3. Comprehensive Consistency Statement

Recommended Action: Recommend amending the proposed excerpt from CAMA Future Land Use Plan, changing the DUA from 12 to 18 in the Traditional Town Center in B-3 Zoning, along with the Comprehensive Plan Consistency Statement.

Action: _____
