



# Planning Board Meeting Agenda Item Submittal

---

Item To Be Considered: **Brezza Lofts Special Use Permit- Lot 8 Ward Farm Town Center**

Board Meeting Date: **October 3, 2024**

Prepared By: **Rebecca Brehmer, CFM, CZO, Town Planner**

---

**Overview:** Lot 8 of the Ward Farm Town Center is a 1.22-acre parcel and is zoned B-3, Traditional Business. The applicant is asking to construct Townhome Dwellings which are allowed in the B-3 zone with a Special Use Permit.

Prior to the Special Use Permit request, the applicant completed the process for text amendments to the UDO to make this project comply within the requirements needed for the Special Use Permit process and development guidelines outlined in the UDO. Brezza Lofts Site Plan has also gone through the Technical Review Committee which consists of department heads on Staff as well as representatives from ONWASA and made all necessary changes requested to comply with zoning, building code, fire code, etc.

As outlined in the application package, the requested townhomes consist of 16 units, 4 parking spaces per unit, and a private community pool and is consistent with Town Ordinance Section 152.210 Procedure for Special Use Permits and appears to be consistent with the Future Land Use Map found in the CAMA Land Use Plan Update which labels Ward Farm as a Traditional Town Center.

**Background Attachment(s):**

1. Brezza Lofts Special Use Permit Application
2. Elevations & Site Plan
3. Applicable Ordinance Sections

**Recommended Action:** Motion to recommend approval, denial, or to table the Special Use Permit request based on the standards outlined in the UDO.

---

**Action:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_