



05.04.2022

Town Council

CONDITIONAL ZONING— P.E.A.C.H. APARTMENTS





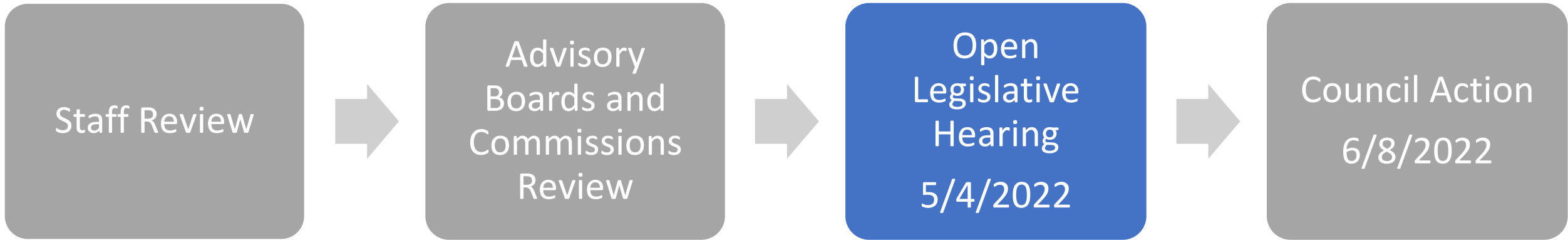
RECOMMENDATION

- Open the Legislative Hearing
- Hear public comment
- Continue Hearing to June 8, 2022





PROCESS





PROJECT SUMMARY

- ❑ 0.7 acre site
- ❑ Currently R-3
- ❑ Proposing R-SS-CZD
- ❑ Currently vacant
- ❑ Construct 10 affordable dwelling units





SITE PLAN





Planning Commission 5/3/2022

- Recommended Amendment to Ordinance
 - Project shall not be held to LUMO parking standards, any parking provided shall be at the developer's discretion.
- Special Consideration
 - The Town should explore accepting ownership of the playground to ensure public access, reduce costs to the development, and absolve the development of possible legal liability.



PROPOSED MODIFICATIONS

LUMO 3.8.2: Dimensional Requirements

- Street setback: **10 feet**
- Modification: allow shelter to encroach **7 feet 2 inches** into the street setback

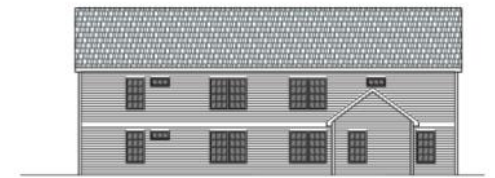


RECOMMENDATION

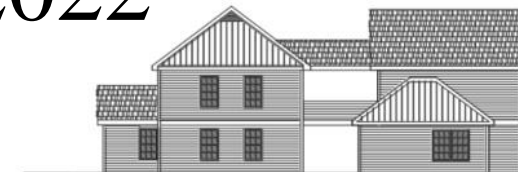
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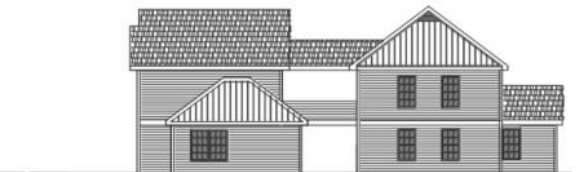
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION