

# Sumter City-County Planning Commission

February 25, 2015

## OA-15-02, Multi-Family Apartment Standards (City)

### I. THE REQUEST

**Applicant:** Charles Dibble

**Request:** Request to amend Article 3, Sections 3.e.2, 3.e.3, 3.f.3, 3.g.3, 3.h.3, 3.i.3, 3.j.3, Exhibit 3-3, Exhibit 3-4, Exhibit 3-5, Exhibit 3-6, and Section 8.i.3 to differentiate between urban and suburban multi-family apartment development standards; to add urban multi-family apartment development standards, and to add urban multi-family apartments as conditional uses in the Residential Multi-Family (RMF) zoning district and all commercial zoning districts.

### II. BACKGROUND

This request has been initiated to allow multi-family apartments as in-fill projects within the historic core of the Sumter Community as well as in/around neighborhoods that are in proximity to existing services and infrastructure capable of supporting higher density residential uses.

Multi-family apartments are a by-right permitted use in the Residential Multi-family (RMF) zoning district and are a conditional use in the Professional Office (PO), Neighborhood Commercial (NC), Limited Commercial (LC), General Commercial (GC), and Central Business District (CBD) zoning districts. Currently, in order to develop a multi-family apartment project in Sumter the development site must be a minimum of two acres in size, density is limited to 16 units per gross acre, all structures must be a minimum of 50 ft. from all property lines, structures must be separated a minimum of 30 ft. from each other, and building heights are limited to 45 ft. These standards are the same for all multi-family projects regardless of the zoning district in which the project is located. These development standards result in a multi-family product more suited to a suburban greenfield site on the periphery of the community, and generally are not compatible with in-fill sites that are already served by public infrastructure where larger land-bays are not readily available.

The amendment intends to create two categories of multi-family apartments, (1) suburban multi-family apartments, which would retain the existing standards; and (2) urban multi-family apartments. The requested standards for urban multi-family apartments would eliminate the minimum site development area, significantly reduce building setbacks, increase the maximum building height, eliminate building separation standards, increase the unit density per acre, and reduce the parking requirement to one parking space per dwelling unit as opposed to basing parking on the number of bedrooms per unit.

As proposed, multi-family apartments developed using the urban multi-family apartment standards would be reviewed as a conditional use in all of the above referenced zoning districts.

### **III. DRAFT ORDINANCE AMENDMENT**

*See Attachment 1- Strikethrough*

### **IV. STAFF RECOMMENDATION**

Planning Staff recommends approval of this request. The addition of urban multi-family apartment development standards allows for redevelopment of sites in the core of the community that the current standards eliminate from redevelopment for higher density residential. This requested change is further supported by the 2030 Comprehensive Plan Housing Element Policies. Policy 1 states, “*The City and County encourage a diversity of housing product by type, design, price point, and location throughout the Sumter community. New projects shall consider a diverse range of housing opportunities—a mixed housing type approach to new residential subdivision.*” (H10)

### **V. PLANNING COMMISSION – FEBRUARY 25, 2015**

The Sumter City-County Planning Commission at its meeting on Wednesday, February 25, 2015 voted to recommend approval of this request.

### **VI. CITY COUNCIL – MARCH 3, 2015 – FIRST READING / PUBLIC HEARING**