

Sumter City-County Planning Commission

May 25, 2011

PD-00-08 (Rev. 16), Patriot Pkwy. – Atkinson Knowlton Properties, LLC(City)

I. THE REQUEST

Applicant: Atkinson Knowlton Properties, LLC

Status of the Applicant: Property Owner

Request: Request to amend the permitted uses and development standards in PD-00-08 to permit Multi-Family apartments in the commercial areas of the Planned Development.

Location: North and south side of Patriot Pkwy. West of the intersection of Loring Mill Rd. & Patriot Pkwy.

Present Use/Zoning: Undeveloped & Patriot Park Sports Complex / Planned Development (PD)

Tax Map Number: 185-00-01-127 and others

Adjacent Property Land Use and Zoning: North – Patriot Pkwy. & Commercial / PD
South – Patriot Park Sports Complex / PD
East – Undeveloped Commercial & Patriot Park Sports Complex / PD
West – Residential / PD

II. BACKGROUND

The applicant is requesting to amend the text of the Ordinance for PD-00-08 to add multi-family residential uses to the commercial areas on the north and south side of Patriot Pkwy. Multi-family apartments are defined as a, “*dwelling designed for or occupied by five or more families living independently of each other, with the number of families in residence not exceeding the number of dwelling units provided.*”

The intent of the planned development district is to encourage flexibility in the development of land in order to promote its appropriate use; to improve the design, character, and quality of new development; and to preserve the natural and scenic features of open space. The principal feature of a Planned Development is to accommodate mixed uses.

IV. ORDINANCE AMENDMENT

1. Amend list of permitted commercial uses to include multi-family apartments.
2. Add the following development standards for multi-family apartments:
 - a. Minimum Site Area 2 acres
 - b. Minimum Lot Width 200 ft.
 - c. Maximum Density (units per gross acre) 16 units
 - d. Minimum Setbacks
 - i. Front 50 ft.
 - ii. Sides 50 ft.
 - iii. Rear 50 ft.
 - e. Maximum Building Height 45 ft.
 - f. Minimum Distance between Buildings 30 ft.
 - g. Maximum Impervious Surface Ratio 65%
 - h. Common Open Space Ratio 25%

(Note: Community open space shall include active as well as passive recreation areas which may include such options as a tot lot/playground, community pool, open recreation area or a combination thereof.)

V. STAFF RECOMMENDATION

Staff recommends approval of this request. The added option for multi-family apartments within this PD will complement the existing housing options available in this larger mixed-use planned development. The proposed location, within approved commercial areas, will not interfere with the established pattern of residential development within the PD. This request is also supported by the 2030 Comprehensive Land Use Plan. Additionally, Staff recommends that site plan review for any multi-family development that can comply with the above outlined development standards be reviewed and approved as a Major Site Plan in accordance with the adopted Zoning & Development Standards Ordinance.

VI. DRAFT MOTIONS

Motion #1:

I move that the Sumter City-County Planning Commission approve PD-00-08 (Revision 16) to amend the permitted uses and development standards in PD-00-08 to permit Multi-Family apartments in the commercial areas of the Planned Development.

Motion #2:

I move that the Sumter City-County Planning Commission deny PD-00-08 (Revision 16) to amend the permitted uses and development standards in PD-00-08 to permit Multi-Family apartments in the commercial areas of the Planned Development.

Motion #3:

I move that the Sumter City-County Planning Commission propose an alternate motion for PD-00-08 (Revision 16)

VII. PLANNING COMMISSION – MAY 25, 2011

The Sumter City-County Planning Commission at its meeting on Wednesday, May 25, 2011, voted to recommend approval of the above referenced request to amend the permitted uses and development standards in PD-00-08 to permit Multi-Family apartments on the south side of Patriot Pkwy. The property is represented by Tax Map #185-00-01-127 and others.

VIII. CITY COUNCIL – JUNE 21, 2011 – FIRST READING / PUBLIC HEARING