

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: October 21, 2024

Agenda Item: 6A	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: Unfinished Business: Ordinance. Second Reading	Date: October 17, 2024
Subject: Amendment to the Parkway Group Planned Development District (PDD) revising neighborhood three (Wax Myrtle) at Waterside [Z-24-30]	Division: Planning and Development

NOTE: Petitioner has requested to postpone

Background:

City Council passed this amendment on first reading with the understanding that the Developer would revise the proposed density to match the original entitlement prior to the second reading. However, the bridge crossing is more expensive, and the Developer is seeking the increased density to offset the costs of the stream flow improvements associated with the bridge.

Proposed Changes:

The applicant, Robert “Shep” Guyton, acting as the agent for the Developer, has requested an amendment to the Parkway Group PDD for the Wax Myrtle neighborhood. The amendment proposes a new layout for the Wax Myrtle neighborhood, which includes a single stream crossing via a bridge and an increase in the number of dwelling units to 100. The bridge will feature a three-lane section to enhance maneuverability and address stream flow issues, which were a concern with the previously proposed box culverts. The proposal has been attached for Council’s review.

Staff Review:

The amendment has been reviewed by the Department of Public Works, Department of Public Safety, and the Department of Planning and Development; no concerns have been expressed.

Planning Commission Action:

The Planning Commission conducted a public hearing on August 20, 2024, and voted unanimously to recommend approval of the request provided that a cul-de-sac was removed to preserve a stand of existing trees and parking spaces were added to the amenity area. The attached proposal reflects both changes.

Recommended Actions:

Postpone the proposed ordinance

Reviewed by Department Head	Reviewed by Acting City Manager	Reviewed by City Attorney
Council Action: Motion By _____ 2 nd By _____ To _____		