



Town Place Land Use Amendment Justification April 19, 2021

This is an amendment request to change the CG and RM land use line configurations and acreages on the Town Place site to RH/CG for the entire site.

The Town Place land use amendment and PUD was originally approved 2004 and the PUD was amended in 2007. The Phase One Site Plan was approved in early 2006 and Phase Two in August of the same year. All of these proposals anticipated a project with a mix of one-story offices and two-story townhomes. The 2008 recession halted progress on the project.

This 2021 proposed land use mix will allow a horizontal mixed-use project with contemporary apartments and amenities and appropriate-scaled commercial uses including restaurants and retail which will conveniently serve both the new apartments and the surrounding communities.

The site's U.S. Highway 1 and Savannah Club Blvd. location will take advantage of both local traffic and the Crosstown Parkway Bridge and western connection which is just over one half mile from the site.

The standards established through the required PUD process will include public pedestrian connections, transit opportunities, public art and provision of attractive and functional public spaces while the project is not in the City's CRA it will benefit the CRA by encouraging redevelopment of older commercial sites and other apartments.

LAND USE CHART

Existing Future Land Use		Proposed Future Land Use	
RM	+/- 6.60 Acres		
CG	+/- 11.91 Acres	RH / CG	18.51 Acres
Total Site Acreage	18.51 Acres		

**The land use amendment is requesting that the entire 18.51 acre site will have a land use of RH / CG.*