



building height of five (5) stories, inclusive of parking for apartments fronting on W. Nash Street and Mandell Street and a maximum building height of four (4) stories, inclusive of parking for apartments fronting on Logan Street. A build-to line of fifteen (15) feet is proposed for structures fronting public right-of-way to encourage urban style development. A combination of enclosed parking and surface parking are permitted. Additionally, the PUD incorporates upgraded streetscape features, a compatibility wall along single-family property lines as seen in Exhibit "B", and architectural design standards. As noted above, town home development in accordance with the Townhouse (TH) base zoning district is also permitted in the PUD to provide additional flexibility.

Traffic, Access, and Roads:

The property proposes access from W Nash St and W Logan St as depicted on the Concept Plan (Exhibit B). The project will be subject to Roadway Impact Fee regulations. The location of the driveways and potential transportation improvements will be determined during site plan review, in accordance with City standards.

At its April 19, 2023 meeting, the Planning and Zoning Commission unanimously recommended approval of the proposed zoning and there were no public speakers.