

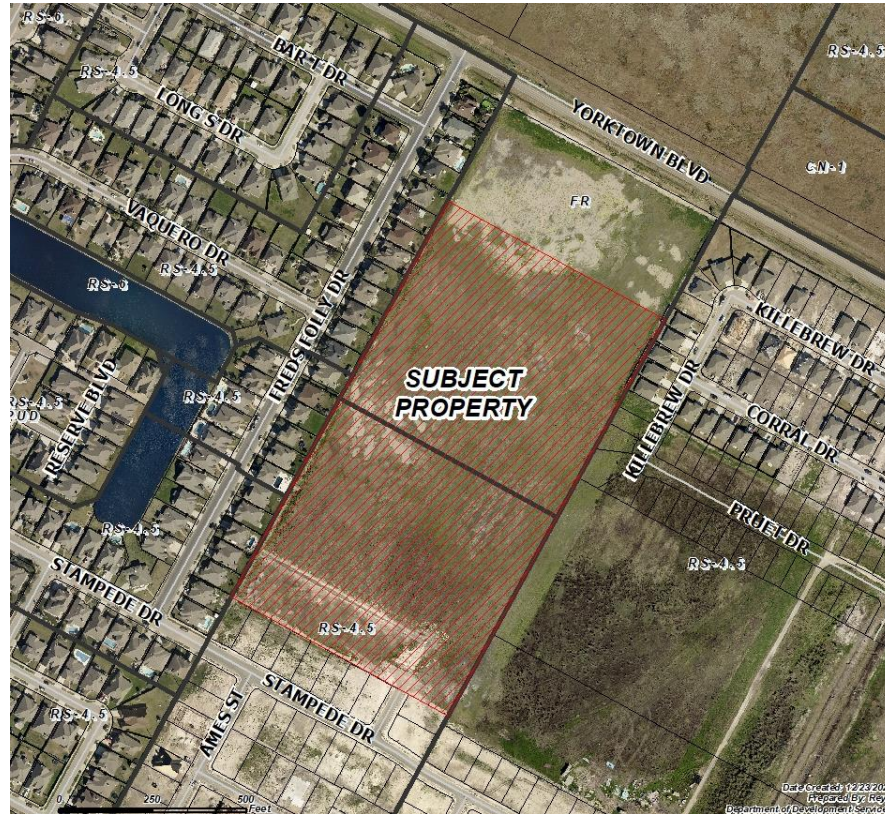
Zoning Case #0121-01

Braselton Development Company, Ltd.
Rezoning for a Property near 7601 Yorktown
From “RS-4.5” and “FR” to “RS-4.5 PUD”

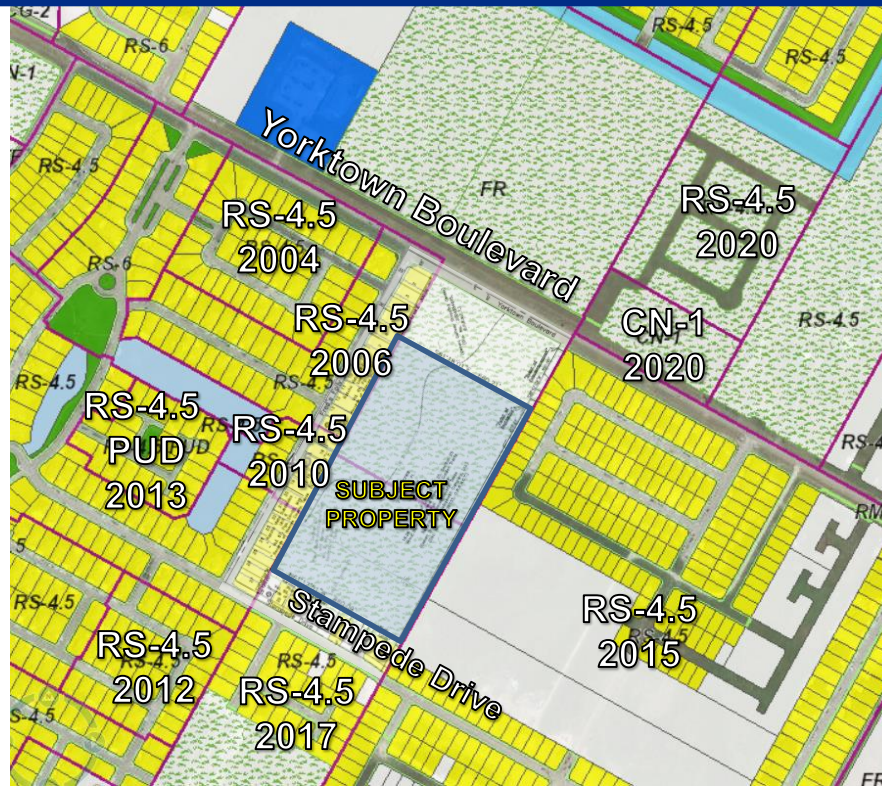


City Council
May 18, 2021

Aerial Overview



Adjacent Development and Zoning Pattern



Public Notification

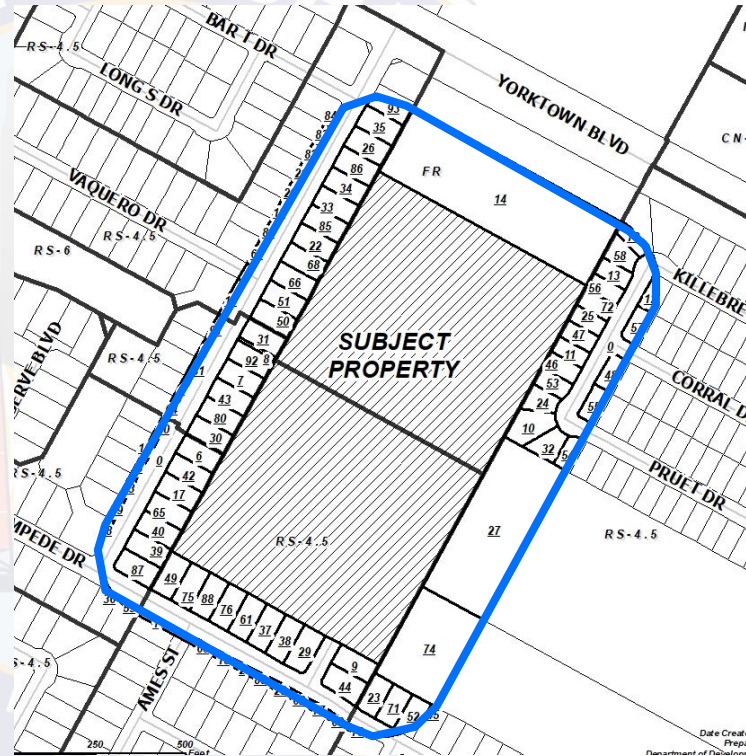
93 Notices mailed inside 200' buffer
3 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)
Separate Opposed Owners: 0

In Favor: 0

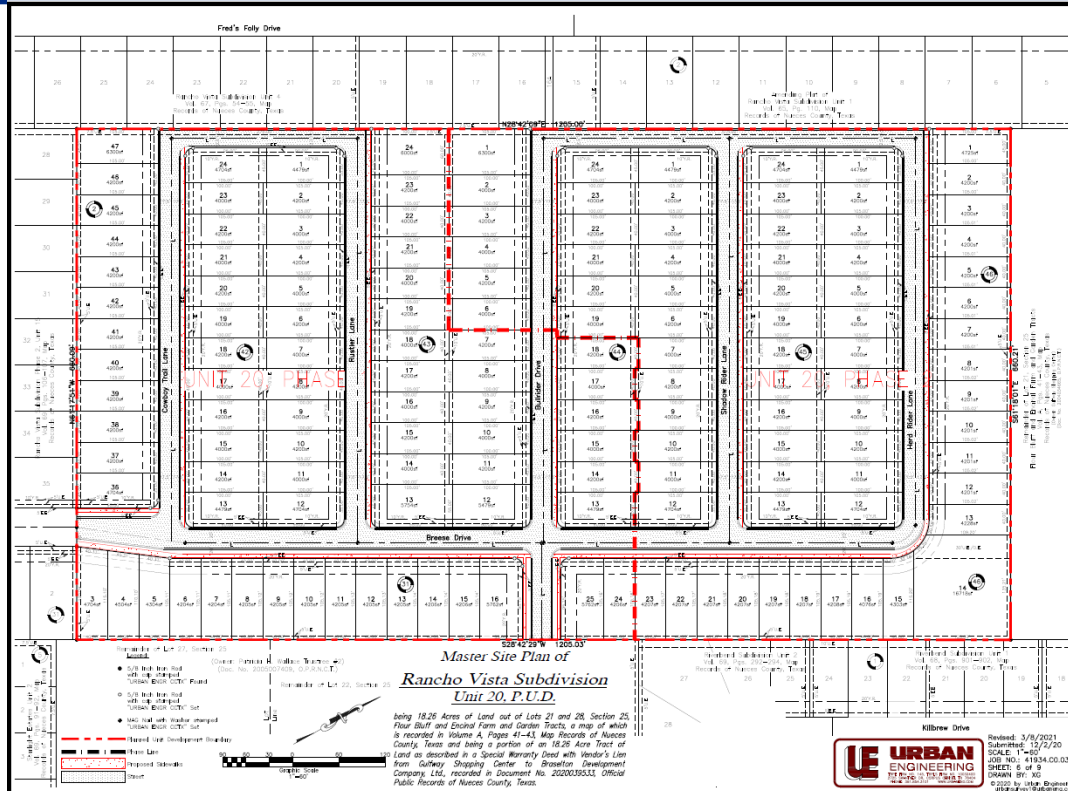
Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition



PUD Deviations

Minimum Dimensions	“RS-4.5” District Standards	Proposed PUD	Deviation
Minimum Open Space	30%	30%	No
Minimum Lot Width	45 ft.	40 ft.	<u>Yes</u>
Minimum Lot Area	4,500 square feet	3,900 square feet	<u>Yes</u>
Minimum Front Setback	20 ft.	20 ft.	No
Minimum Street Corner	10 ft.	10 ft.	No
Minimum Side Yard	5 ft.	5 ft.	No
Minimum Rear Yard	5 ft.	5 ft.	No
Minimum Building Separation	10 ft.	10 ft.	No
Maximum Building Height	35 ft.	35 ft.	No
Sidewalks	5 ft. both sides	4 ft. on one side of specific streets	<u>Yes</u>
ROW Width	50 ft.	35 ft.	<u>Yes</u>
Paved Street Width	28 ft.	28 ft.	No
Curb Type	6 in. curb & gutter	6 in. curb & gutter	No
Parking Requirement	2 spaces per unit	2 spaces per unit	No

PUD Concepts



Planning Commission and Staff Recommendation

Approval of the
“RS-4.5/PUD” Single-Family 4.5 District
With a Planned Unit Development