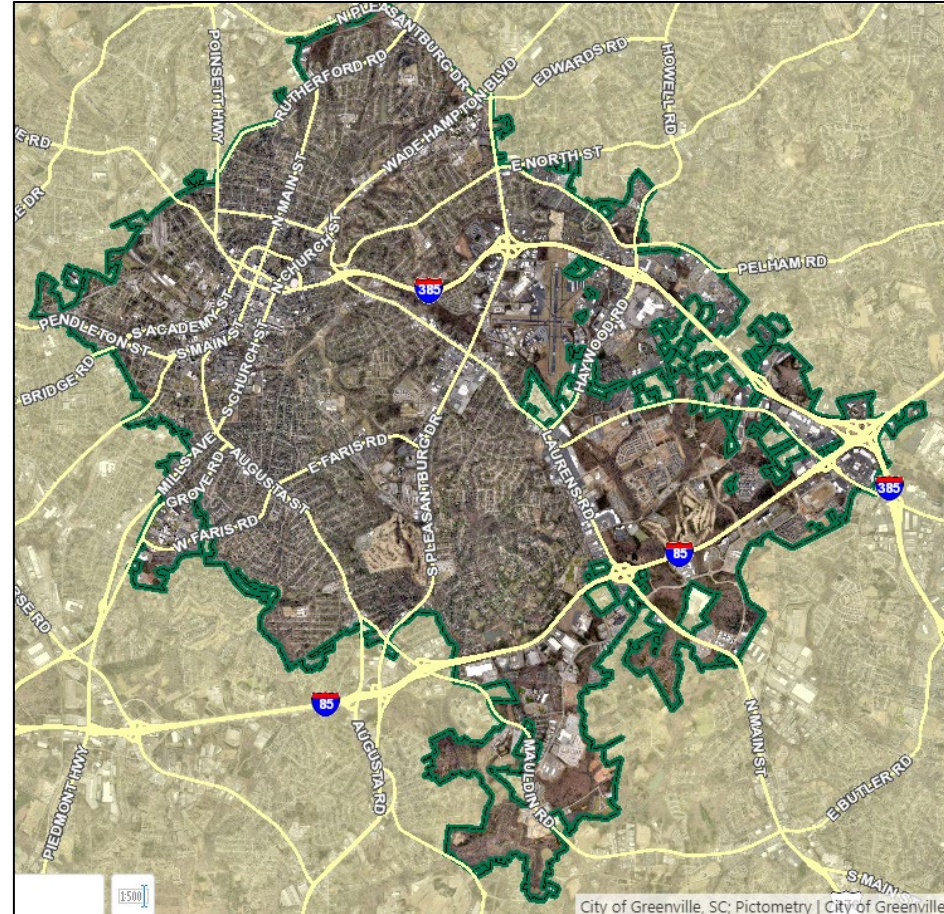


APPLICANT

City of Greenville

REQUEST

TEXT AMENDMENT to Modify Unity Park Neighborhood District Code Table 5.60 *Affordable & Workforce Housing Development Flexibility Incentives*



Z-35-2021 | Text Amendment

TABLE 5.60. DEVELOPMENT FLEXIBILITY INCENTIVES

UPCD CONTEXT ZONES	UP-F	UP-NCE	UP-NCO	UP-DT
BUILDING PLACEMENT				
Front	0' minimum	0' minimum	15' minimum	0' minimum
Side	10' minimum	10' minimum	5' minimum	10' minimum
LOT SIZE				
Width	NA minimum	20' minimum	30' minimum	NA minimum
BUILDING FORM				
Building Height	69 stories maximum	5 stories maximum	3 stories maximum	69 stories maximum
Main Building	85110' maximum	7065' maximum	50' maximum	85110' maximum
Maximum Lot Coverage	UL*	UL*	UL*	UL*
Density (units/acre, max)	110	70	20	110
*Unlimited, provided all setbacks, stormwater, open space, and buffer requirements are met				
PARKING REQUIREMENTS				
Income-Qualified Level for Unit	Low-Income		Moderate-Income	
Parking (spaces/unit)	0		1	



STAFF RECOMMENDATION

Recommend approval with staff comments of text amendment

PLANNING COMMISSION RECOMMENDATION

- Recommend approval with amendment to increase number of stories of UP-DT from six stories to nine stories by a vote of 6-0 (Commissioner Gardner absent).