

**2024-25 (1<sup>ST</sup> READING): TO CREATE A PLANNED UNIT DEVELOPMENT KNOWN AS 23<sup>RD</sup> AVENUE NORTH PLANNED UNIT DEVELOPMENT**

**Applicant/Purpose:** Boardwalk Motel, LLC (applicant) / to create a new 23<sup>rd</sup> Ave., PUD for a new hotel and parking.

**Brief:**

- This is a new single-phase PUD with the intent to build an oceanfront hotel, a second row mobile check-in lot, and a third row parking deck.
- This PUD was originally considered by Planning Commission in 2023. Commissioners held the required Public Hearing in May, and after several applicant requests for continuance, recommended denial in October 2023.
- The applicant has now submitted revisions to address the Commissioners’ concerns and requested reconsideration before proceeding to City Council for approval.
- All revisions are a result of discussion during the Public Hearing held in May.
- The applicant is no longer asking to acquire a portion of the 23<sup>rd</sup> Ave N oceanfront street end and will instead build the tower within the existing property lines.
- The requested maximum height has been reduced from 265’ to 243’.
- The # of units are reduced from 299 to 244 hotel rooms & 11 one-BR suites (255 total rooms).
- The request involves two alley swaps, one on the ocean front and one on the 2<sup>nd</sup> row,
- 1.5% of the project construction cost & the required 1% Alley Swap Fee (x2 alleys) will be utilized for public improvements on both sides of the tower and streetscape improvements.
- Planning Commission Action:
  - 2.21.23: Commissioners held a pre-application conference with the applicant.
  - 4.18.23: Staff & the applicant presented the application to Commissioners; no action taken.
  - 5.2.23: PC held the Pub. Hearing & cont. their recommendation at the applicant’s request.
  - 7.18.23: PC workshopped revisions at the applicant’s request; no action was taken.
  - 8.1.23: PC continued their recommendation until 10.3.23 at the applicant’s request.
  - 10.3.23: PC cont. their recommendation until 10.17.23 at the applicant’s request.
  - 10.17.23: PC unanimously recommended denial.
  - 3.19.24: PC unanimously (8/0) recommends approval contingent upon the following:
    - The applicant submits a tree survey of the third-row parking garage parcels.
    - The PUD documents are amended to reflect that the 23<sup>rd</sup> Ave N streetscape improvements will extend all the way to Kings Highway.
    - The PUD documents are amended to reflect that the 23<sup>rd</sup> Ave N street end will remain a landscaped public parking lot.
    - Art. 14 is amended to add restaurants as an accessory use.
    - Art. 5 is amended to include a “reversion clause” indicating that all properties will revert to MU-H (Mixed Use-High Density) zoning if construction is not completed on schedule.
    - Art. 8 is corrected to refer to Sec. 805.G as shown in Appendix D.
    - Art. 16 is corrected to indicate a maximum building coverage of 50%.
    - The accompanying 21<sup>st</sup> Ave N Oceanfront PUD Amendment is approved by City Council.

**Issues:**

- Minimum parking requirements of 1 space per hotel room and 1.15 spaces per 1-bedroom suite are less than currently regulated. In addition, the request is to allow up to 20% of the parking spaces to be “compact” spaces.
- The architect has reconfigured the tower drop-off portico to exit into the 23<sup>rd</sup> Ave N street end instead of onto Ocean Blvd.
- To meet concerns of the neighbor expressed at the Public Hearing, revised setbacks increased for the third-row parking garage. What was previously 5’ all the way around is now 20’ from the

- 1 rear property line & 20' from 22<sup>nd</sup> Ave N. The setbacks from Withers Dr and 23<sup>rd</sup> Ave N are
- 2 decreased to 0'.
- 3 • To further meet the concerns of the neighbors, the formerly proposed parking garage
- 4 ingress/egress from 22<sup>nd</sup> Ave N has been replaced with a "service area."
- 5 • The amount of signage remains the same as originally proposed; twice the number of signs
- 6 currently allowed. The revision provides flexibility regarding sign placement.
- 7 • Public improvement design details remain vague, with sidewalks and landscaping "per future,
- 8 final approved Public Improvement Package". The intent is to coordinate design with staff w/in the
- 9 budget established by the Public Improvements and Alley Swap fees.
- 10 • Revised public improvements along 23<sup>rd</sup> Ave N extend all the way to Kings Hwy on the south side
- 11 • Staff is of the opinion that there is at least one Landmark Tree and three Significant Trees on the
- 12 proposed garage property. The applicant has provided a letter from an arborist stating that all but
- 13 one tree is healthy, with a vague description of the one tree that is "dying back".
- 14 • The construction schedule requires that building permits be pulled within 3 years of PUD
- 15 adoption, and construction completed within 3 years of issued permits. If these deadlines are not
- 16 met the zoning will revert to MU-H.

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18 **Public Notification:**

- 19 • 180 letters sent to owners of property within 300'.
- 20 • Five signs were placed on the property.
- 21 • Legal ad ran.
- 22 • Agenda was published and posted.
- 23 • Public Comment received: 3 letters regarding the original submission.

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25 **Alternatives:** Amend or deny the ordinance.

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27 **Financial Impact:**

- 28 • The city will experience property tax revenue, applicable tourist revenues, building permit
- 29 revenues.

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31 **Manager's Recommendation:**

- 32 • I recommend 1st reading (4.9.24)

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34 **Attachment(s):** Revised ordinance and exhibits

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3 **ORDINANCE TO CREATE A PLANNED UNIT DEVELOPMENT KNOWN**  
4 **AS 23<sup>RD</sup> AVENUE NORTH PLANNED UNIT DEVELOPMENT**

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6 **Ordinance Number 2024-25**



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2.1 Location/Property: This 2.7 acre site is located within the City of Myrtle Beach, South Carolina, beginning at the Atlantic Ocean and extending west along 23<sup>rd</sup> Avenue North across Withers Drive, with portions of the property to the north and south of 23<sup>rd</sup> Avenue North as shown in the Plans. The development authorized and approved by this ordinance shall be located on those pieces, parcels, or tracts of land designated as follows:

PUD Property: Lots 181 and 183 (TMS# 181-04-18-001); Lot 182 (TMS# 181-04-10-002); Lot 184 (TMS# 181-04-10-001); Lots 1, 2 and 10, Block 85-C (TMS# 181-04-07-005); Lot 9 Block 85-C (TMS# 181-04-07-004);; Lot 188 (TMS#181-04-11-007; and Lot 187-A (TMS# 181-04-17-113 through 143).

### Article 3 Common Areas

Common areas, recreational areas and open space within the PUD consist of pools and open space on the oceanfront parcels as shown on Exhibit 17.6. Provisions governing the use will be controlled by the hotel owner for Part 1 and by the homeowners association documents governing the condominium tower for Part 2 of the PUD.

### Article 4 Public Improvements

4.1 Responsibility: The Public Improvements contemplated by this section will be accomplished by the Owner of Part 1 of the PUD and shall be completed and installed throughout the PUD in accordance with Article 5.2 of this Ordinance.

4.2 Easement: At the time of redevelopment the Owner or Owners shall give the City of Myrtle Beach an easement to the portion of the PUD, if any, required to provide the Public Improvements.

4.3 Engineering and Design. The developer shall engage a civil engineer to engineer and design the Public Improvements. The plan must be approved by the City Manager.

4.4 Public Improvements: The public improvement areas included within the PUD are shown and listed on Exhibits 17.7 of the Plans. The Owners of Part 1 of the PUD shall install public improvements within and around the PUD district including but not limited to: the park areas created to the North and South of the new tower as a result of relocating City alleyways, improvements to 23<sup>rd</sup> Avenue North and Withers Drive. The list of improvements for the PUD are as follows:

#### PUD Improvements:

- A. Improvement of 40' park/beach access area to South of proposed hotel
- B. Improvement of 80' park/beach access area to North of proposed hotel
- C. Streetscape improvements to right-of-way of North Ocean Boulevard
- D. Streetscape improvements to 23<sup>rd</sup> Avenue North within PUD boundary
- E. Streetscape improvements to Withers Drive

1 F. Landscaping and sidewalks along the 20' alley relocated to the  
2 south side of the second row property  
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4 The Exhibits attached hereto showing the design, scope and materials for the  
5 Public Improvements for the PUD are for illustrative purposes only. The Owner of the  
6 PUD shall cooperate with City staff to prepare the final design, scope and materials of  
7 the streetscape and public improvement package to maximize the public benefit in the  
8 PUD area. The Owner of the PUD shall utilize the public improvement fees and the  
9 required alley swap fees described in Section 4.5 for the construction of the Public  
10 Improvements. However, in the event that the funds will exceed the planned public  
11 improvements cost, any such excess alley swap fee or public improvement fee shall be  
12 paid to the City upon completion of the Public Improvements based upon actual costs.  
13 Prior to the issuance of a building permit for the PUD the Owner shall provide to City an  
14 executed construction contract specifically for the construction of the Public  
15 Improvements, together with a performance and completion bond. The Owner shall  
16 complete construction of the Public Improvements within six (6) months after the date  
17 of issuance of the C.O.  
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19 **4.5 Public Improvement and Alley Swap Fees:** The Owner of the PUD shall pay a  
20 Public Improvement Fee equal to 1.5% of the construction cost of the PUD. In addition,  
21 the Owner of Part 1 of the PUD shall pay the Alley Swap Fee per alley of 1% of  
22 construction cost of improvements on the combined lot created by such alley swap as  
23 provided in Section 15-41(f) of the Code of Ordinances, as shown in Appendix F.  
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25 **Article 5 Phasing Plan and Construction Schedule**  
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27 **5.1 Phasing:** The PUD shall be constructed in one phase.  
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29 **5.2 Construction Schedule:** Construction of the PUD and the Public Improvements  
30 shall be completed as follows: The Owner of Part 1 of the PUD shall file  
31 applications for building permit within three (3) years of the date of adoption of  
32 this ordinance, and construction shall be completed within three (3) years after  
33 the date of issuance of the building permit.  
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35 **5.3 Construction Staging:** During construction of the PUD, the Owner shall be  
36 entitled to utilize the area of the existing park on the South, and the new park  
37 to be created on the North, for construction purposes. The Owner shall not be  
38 required to pay rent for the use of such construction areas.  
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40 **Article 6 Community Appearance Board**  
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42 The development authorized and approved by this ordinance shall be in accordance with  
43 that set of plans, drawn by LS3P, dated \_\_\_\_\_(final plans date to be inserted), titled  
44 "23<sup>rd</sup> Avenue North PUD Regulatory Exhibits" ), which are regulatory, which plans are  
45 incorporated into this ordinance ("Regulatory Exhibits"). The drawings attached hereto  
46 titled "23<sup>rd</sup> Avenue North PUD Supporting Graphics are support materials only. Provided,  
47 however, that the duties and powers of review of the Community Appearance Board are  
48 not negated except as to matters that are specifically set forth within this Ordinance,  
49 including without limitation height, building setbacks, and number of units.  
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1 **Article 7 Traffic Plan**

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3 The PUD consists of lots along existing public roads and does not propose new roadway  
4 construction. Access to the structures in Part 1 of the PUD are shown on Exhibit 17.8.  
5 Access to the structures in Part 2 of the PUD are as currently constructed and consist of  
6 access from Ocean Blvd for the condominium tower and Ocean Blvd and 23<sup>rd</sup> Avenue  
7 North for the second row registration building.

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9 **Article 8 Sign Regulations**

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11 Signage on buildings at street level or on the second floor level shall conform to the  
12 sign regulations that pertain to the MU-H district as outlined in Section 805.G. of the  
13 Zoning Code. No signage shall be allowed on the building or structure in the space  
14 above the second floor and below the top twenty-five (25%) percent of the height of  
15 the building or structure. For buildings or structures eight (8) or more stories tall,  
16 two (2) signs used to identify the building from a distance shall be allowed in the PUD  
17 appearing in the top twenty-five (25%) percent of the building or structure height;  
18 provided that the letters in each such sign shall be no taller than ten (10') feet and  
19 no wider than five (5') feet, with total sign area of both signs not to exceed three  
20 hundred sixty (360) square feet.

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22 **Article 9 Landscaping Regulations**

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24 9.1 A final landscape plan, which will be in conformance with the Plans, will be  
25 submitted to the Community Appearance Board for review and approval prior to  
26 installation thereof or issuance of the Certificate of Occupancy.  
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28 9.2 During construction, an irrigation system in accordance with City requirements  
29 stated in the Landscape Ordinance will be installed to maintain landscaping.

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31 **Article 10 Parking and Loading Regulations**

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33 As development of the PUD progresses, vehicle parking in public rights-of-way and  
34 alleyways may be reduced. Upon completion of anticipated development of the PUD,  
35 all public and private parking will be located either: (1) in privately owned surface  
36 spaces; (2) in publicly owned surface spaces; or (3) in private parking structures.  
37 Provided, however, access to private or public parking may be by alleyway and nothing  
38 herein shall prevent the City of Myrtle Beach from using alleyways for temporary or  
39 regular parking for emergency vehicles, public transportation, or public access.

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41 10.1 Required Spaces. Location of parking within the PUD is shown on Exhibit 17.8.  
42 Hotels shall require a minimum of one (1.0) space per guest room unit and one  
43 and fifteen one/hundredths (1.15) spaces per one bedroom suite. No additional  
44 parking shall be required for any other accessory uses. Spaces above the required  
45 minimum are allowed, provided that the majority of parking is located within a  
46 parking structure. All parking areas shall be located in the areas shown on the  
47 Plans. Where fractional spaces result from the computation above, the parking  
48 spaces required shall be construed to be the next highest whole number.

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50 10.2 Additional Parking Requirements.

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- a. Location. Parking for the PUD shall be located on surface parking and the parking structure as shown on the plans. All parking areas shall be surfaced with concrete, asphalt, grass paver blocks, or other pervious material approved by the city engineer.
- b. Interior Circulation. All parking shall be served by interior circulation drives with adequate space for turning maneuvers on the lot. No individual off-street parking space shall access directly from a public street. All parking spaces shall be located so that the occupant of any parking space can enter and leave independently.
- c. Aisle Width. The minimum width of all aisles providing direct access to individual parking stalls shall be in accordance with the minimum requirements specified as follows

Parking Angle (Degree)	Minimum Aisle Width (in Feet)	
	One-Way	Two-way
31-45	11	Not permitted
46-60	13	Not permitted
61-70	18	Not permitted
71-80	19	Not permitted
81-90	22	22

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- d. Marking. Parking spaces shall be clearly marked on the ground.
- e. Size. Parking stalls shall not be less than nine feet by nineteen feet except that a maximum of twenty percent (20%) of the total number of stalls may be eight and one-half feet by sixteen feet provided such spaces are clearly designated “for compact cars only.” Parallel parking stalls shall not be less than nine feet by twenty-four feet. All parking spaces shall be located so that the occupant of any parking space can enter and leave independently.
- f. Use of Right-of-Way Restricted. No parking or maneuvering area shall be located in any public right-of-way.
- g. Curbs and Wheel Stops Required.



1. Raised curbs with a minimum width of one foot six inches or approved barriers will be installed on the perimeter of the parking lot to control the entrance and exit of vehicles or pedestrians. This requirement may be waived by the city engineer to permit sheet flow drainage into pervious areas designed as part of an approved alternative engineered stormwater retention system.
2. Landscaped areas and pedestrian walkways shall be protected from vehicular encroachment or overhang through appropriate wheel stops or curbs.
3. If full size parking spaces are utilized, then wheel stops must be located to ensure a minimum clearance of two and one-half feet from landscaped areas.
4. If a raised curb is used, then the parking spaces may be reduced two and one-half feet in length provided required landscape material is not located in the vehicle overhang area or any vehicle overhang does not encroach into required pedestrian walkways.

19 10.3 Landscaping for Surface Parking. Landscaping for surface parking shall comply  
 20 with the City's landscape requirements.

22 10.4 Design of Parking Structures. Parking structures located on the street front shall  
 23 be designed to mask or hide their intended purposes. This masking technique will  
 24 adequately block or minimize vehicle headlights to ensure adjoining properties are not  
 25 adversely impacted. Interior lights of the parking structures shall be masked to reduce  
 26 the glare outside the structure. Smaller openings to visible car parking areas and  
 27 Bermuda shutters are examples of desired exterior treatments. This provision is not,  
 28 however, intended to cause parking structures to be designed so as to be designated  
 29 "ventilated" structures. The Community Appearance Board shall approve the final  
 30 exterior designs of parking structures within the PUD, and such approval shall be deemed  
 31 to meet the requirements of this Section.

33 **Article 11 Aesthetics and Function of the Natural Environment**

35 The PUD consists of currently developed parcels of land within the city, with minimal  
 36 natural areas. The following steps shall be taken during redevelopment:

- 11.1 For new construction, soil erosion control measures for each Phase will be designed and installed per the requirements of the City and of DHEC.
- 11.2 All redevelopment shall comply with the requirements of the City's Stormwater Management Ordinance within the confines of the site plan referenced herein. The PUD developers endorse the concept of a regional stormwater plan and will support the creation of a fair and equitable funding plan to facilitate the removal

1 of stormwater pipes on the beach.

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3 11.3 Water and sanitary sewer systems connected to City lines will include design,  
4 sizing, and calculations for domestic water and wastewater pipes, water meters,  
5 manholes, and other water/sewer appurtenances required to serve and  
6 accommodate the development's needs. Easements for either or both systems  
7 will be deeded to the City as required during the development of each Phase. All  
8 design, sizing, and calculations will be subject to review and approval by the  
9 City Engineering Department.

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11 11.4 Trees and vegetation shall be protected in accordance with city ordinances.

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13 **Article 12 Lighting and Glare Regulations**

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15 The PUD will be redeveloped with sensitive and subtle exterior lighting  
16 treatments which will compliment, enhance, and highlight the development in a  
17 positive manner. Exterior lighting will meet the requirements set forth below.  
18 Specific standards not addressed below shall be governed by the provisions for the  
19 Commercial/Hotel (CH) Lighting District as set forth in Article 12 of the Zoning Code,  
20 as shown in Appendix C. The public areas of the PUD will be lighted by using:

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22 a. Halophane fixtures or comparable site lighting which illuminates with  
23 a warm, soft, and true-color light.

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25 b. Pedestrian scale Halophane fixtures or comparable lighting in  
26 bollards.

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28 c. Parking lot lights shall have a total cut off no greater than a 90 degree  
29 angle or a post top refractive globe may be used to achieve the same  
30 cut off at or less than a 90 degree angle.

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32 d. Structure lights directed to and/or intended to illuminate the  
33 structure(s) on site shall be completely shielded, attached to the  
34 structure or placed within a landscaped area within 10 feet of the  
35 structure. Such lights not attached to the structure shall not exceed  
36 a height above grade of 3 feet.

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38 **Article 13 Regulations**

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40 13.1 City Regulatory Power: The City maintains all regulatory powers as provided by  
41 this ordinance and all other adopted Codes and Ordinances. The development  
42 regulations stated in this Ordinance are supplemental to the Subdivision  
43 Regulation in Chapter 20 of the City Code as applied to the property constitutes  
44 the PUD. Where this Ordinance is silent, all other City codes and ordinances are  
45 applicable.

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47 13.2 Severability: If any provisions of this Ordinance shall be held invalid, its  
48 invalidity shall not affect any other provision of the Ordinance that can be given  
49 affect without the invalid provision, and for this purpose the provisions of this  
50 Ordinance are hereby declared to be severable.

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13.3 Amendment: This Ordinance may be amended by the City of Myrtle Beach in accordance with the existing laws and regulations.

13.4 Alterations: Structural alterations shall not be permitted except in conformance with the requirements of this PUD. Nothing in this ordinance shall prevent the strengthening or restoration to a safe condition of any part of any building or structure declared unsafe by proper authority.

13.5 Repair and Maintenance of Damaged Buildings: Buildings damaged by fire, explosion, war, riot, or naturally occurring calamities due to forces of nature may be repaired to their original condition existing prior to damage, if such cost of repair is less than fifty percent 50% of the redevelopment cost of construction consistent with the PUD. After such damage, the owner shall provide the cost of redevelopment (consistent with the PUD) and the cost of repair to the City Manager. If the cost of repair is less than fifty percent (50%) of the redevelopment cost, the building may be restored to original condition. Should the cost of repair exceed fifty percent (50%) of the redevelopment cost, the owner shall redevelop only according to the PUD requirements and current applicable law.

**Article 14 Permitted Uses**

14.1 Within the PUD, a building or premises shall only be used for the following purposes:

- Hotels, motels, or condominiums.
- Parking facilities.
- Registration/Office Spaces

14.2 Accessory Uses within the PUD, buildings or premises used primarily for one of the above principal uses, may also be used as follows:

- A transient accommodation may establish bar and/or convenience store areas provided that they are located within the permitted accommodations building of a complex and that no identifying signs are visible from the outside of the building. The facilities may only be accessible through the lobby or interior corridor of the permitted use building.
- A transient accommodation may establish facilities such as recreational facilities, convention facilities, meeting rooms, spas and exercise facilities, and parking facilities as accessory uses; provided such structures or facilities must be under the same operation and control as the permitted use and be on this same or contiguous property (which, in this case, shall not exclude properties on opposite sides of public rights-of-way).
- A transient accommodation with 100 accommodation units or more shall be permitted to sponsor one-day fashion shows at

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which only wearing apparel and accessories may be sold; provided that the show is limited to the commercial areas of the resort and that no advertising shall be permitted outside of the accommodation facilities. In addition, the sponsoring accommodation shall ensure that the person conducting the fashion show has obtained a peddler's business license from the city and that the license is prominently displayed at all times during the show.

- A transient accommodation may establish a child care or child development center for the care and development of the children of its employees and registered guests; provided such structures or facilities must be under the same operation and control as the permitted use and be on the same or contiguous property (which, in this case, shall not exclude properties on opposite sides of public rights-of-way).
- An oceanfront transient accommodation facility may establish on its property on the oceanfront side of any building a pool-front bar and a stage for musical entertainment.

Primary uses may encroach onto PUD-Wide Public Sidewalks if, but only if, the applicant obtains a permit in accordance with the Sidewalk, boardwalk and boardwalk adjacent café Code Section 19-3.1.

**Article 15 Conditional Uses-Not Applicable**

**Article 16 Dimensional Requirements**

16.1 Site Layout: Building Site Requirements. Every building erected or structurally altered shall provide a land area not less than the following:

- A. Per transient accommodation and/or dwelling unit: No limit.
- B. Total site: The minimum lot requirement is 6,000 square feet in area and 60 feet in width.

16.2 Maximum Height: The maximum height of buildings and structures shall be 243 feet (based on average grade of 16'-4") for new construction for Part 1 of the PUD and as currently constructed for Part 2 of the PUD. Height will be governed by the definition of "Height, Building" in §203 of the Zoning Code, as shown in Appendix A.

16.3 Building Lines:

- a. Building lines for Part 1 of the PUD shall be as set forth on Exhibits 17.5, and for Part 2 as currently constructed. Building setbacks shall be measured from the property line and not from the easement to the City, if applicable.

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b. Temporary pool enclosures will be governed by Section 1702.A.2.h. of the Zoning Code, as shown in Appendix B.

16.4 Maximum building coverage and open space. Open space within the PUD is shown on Exhibit 17.6 of the Plans. Maximum building coverage for the entire PUD is sixty (60%), excluding public alleyways, public rights of way, and other public property, but including the five (5') foot easement granted to the City for the Public Improvements.

16.5 Density. Density within the PUD is shown on Exhibit 17.5.

**Article 17 Additional Design Standards**

17.1 For new construction, grading, excavation, backfilling, and surcharging to site may be required to support footings, foundations, buildings, and all site improvements.

17.2 For new construction, curb and gutter will be concrete 6" in height and 18" in width. In order to maintain proper surface drainage, curb and gutter will be installed for all entrances, rear service, and side perimeter areas, and public street areas.

17.3 Trash Receptacles/compactors to service the PUD shall be located on private property in the Garage structure as shown on Exhibit 17.5 (labeled Proposed Service).

17.4 Drive through service windows are prohibited in the PUD.

17.5 Fencing within the PUD shall comply with section 1702.A.2.f. of the Zoning Code, as shown in Appendix E.

**Article 18 Enactment Provision**

This Ordinance is effective only upon presentment of five (5) complete sets of the PUD Ordinance documents, including but not limited to attachments, exhibits and maps to the City Clerk within five (5) working days of the second reading. Failure to supply the required documents results in this rezoning ordinance having no force or effect, and the zoning district in place prior to the second reading shall be the assigned district.

ATTEST:

\_\_\_\_\_  
Brenda Bethune, Mayor

\_\_\_\_\_  
Jennifer Adkins, City Clerk

1<sup>st</sup> Reading: April 9, 2024

2<sup>nd</sup> Reading:

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**APPENDIX A**  
**Zoning Code Section 203**

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**APPENDIX B**  
**Zoning Code Section 1702.A.2.h**

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**APPENDIX C**  
**Zoning Code Article 12**



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**APPENDIX D**  
**Zoning Code Section 805.G**

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**APPENDIX E**

**Zoning Code Section 1702.A.2.f**

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**APPENDIX F**  
**Code Section 15-41(f)**