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CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested by: Jennifer Folz, Planner

Date Submitted: June 30, 2015

Council Meeting Date: July 6, 2015

Type of Request: (check only one)

- ☐ **Report/Discussion**
- ☒ **Policy/Action**
- ☐ **Executive Session**

Agenda Item Summary: (brief for public information and posted agenda)

Request a 1st reading of a proposed text amendment 2015-R-16 An Ordinance to Amend Article IV Section 19-404 Table 19-404-4 to amend the Front Setbacks in the CM District and a proposed ordinance to amend Section 19-404 Table 19-404 endnote 4 to modify the required rear yard setback in CP-2 for properties abutting an active railroad right-of-ways, and to amend Article IX, Section 19-907

Agenda Item Detail: (expand as necessary for clarification)

2015-R-16 Proposed Zoning Ordinance text amendments to Article IV Section 19-404 Table 19-404-4 to amend the Front Setbacks in the CM District and a proposed ordinance to amend Section 19-404 Table 19-404 endnote 4 to modify the required rear yard setback in CP-2 for properties abutting an active railroad right-of-ways, and to amend Article IX, Section 19-907 Table 19-907 to eliminate the requirements of a bufferyard for office/commercial or industrial uses abutting an active railroad right-of-way.

This amendment has three basic parts, 1) modify the front setback in CM along upper College Avenue, 2) set required side build-to line along College Avenue in both the C & CM Districts, and 3) revise the setback/bufferyard standards for commercial/office/industrial uses abutting an active rail line. With the first, staff is proposing increasing the front setback for properties along upper College Avenue in the CM district from 8' to 10' so that there is a little more room to accommodate an extension of the outdoor gathering space created by the public sidewalk. Currently, the sidewalk along upper College Avenue is only 4'. Planning Commission proposed increasing the front setback to a minimum of 10' which then allows a 14' area for sidewalks, courtyards, patios, or cafes. As the maximum setback is 15', this area would have the potential to be 19'.

The R/W width along this section of College Avenue is between 75' to 85'. Staff developed digital models of the streetscape for the entire corridor between Old Greenville Hwy and Tiger Blvd to analyze the anticipated result of the full mix of all zoning standards in the final built environment. After building and rebuilding the corridor using various combinations of standards, we felt a larger setback was not only unnecessary but undesirable. Given the width of upper College Ave, Planning Commission felt that making the setbacks deeper than 10 feet would spread the distance been the sides of the street too far apart and undermine the sense of place/intimacy sought. The endnotes specify options for utilizing the front area that provide a space that extends the public sidewalks into the private and benefits the overall streetscape.