



Planning Commission  
App. No. 088-2014-TA

## Zoning Text Amendment City of Brunswick

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**Meeting:** December 3, 2014  
**Applicant:** Brunswick City Planning Commission  
**Hearing:** November 20, 2014  
**Section:** Brunswick Town Center Special Planning District No. 2  
Southeast Neighborhood  
**Reviewer:** Susan Hirsch

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**Proposed Amendments:** (New text is **underlined and bold**, deleted text is ~~struck through~~ and Staff Comments *are in italics*.)

The following amendments proposed by the Brunswick City Planning Commission would expand the uses permitted in the Southeast Neighborhood of the Brunswick Town Center Special Planning District No. 2, and include these added uses in the regulations for Building Types.

### SPECIAL PLANNING DISTRICT NUMBER 2

#### 1. SOUTHEAST NEIGHBORHOOD

##### General Requirements.

##### A. Uses permitted

1. Principal uses: Townhouses, single-family attached units, single-family detached residential units, apartments, work-live units, **hotels, senior/assisted living facilities** and public buildings.
  - *It is not clear as to what uses would fall under the definition of “senior/assisted living facilities”. Would it include nursing homes? independent living facilities.? Staff suggests defining “senior/assisted living facility.”*
  - *Also, “work-live units” is not part of the amendment request; however, it is not a commonly used term and Staff suggests defining it as well.*

#### 2. TYPE IX BUILDINGS: Townhomes/Work-live Townhomes, **Apartments, Hotels and Senior/Assisted Living Facilities**

##### C. Building Configuration and Materials

5. Building height. Maximum building height is 44 feet above grade for primary structure, **except that the maximum height for a primary hotel structure is 50 feet above grade.**

- *It is not clear what is meant by “primary hotel.” The term is not defined and as a result adds confusion to the regulation. Staff suggests deleting the word “primary.”*
- *If the purposed change from 44 to 50 feet as a maximum height is to permit more flexibility in design it may make more sense to regulate the number of stories rather than the height.*

**General Comments:**

The description of the Town Center-Southeast Neighborhood in the Brunswick Planning and Zoning Code is that of a medium density residential neighborhood “designed around the site’s natural features”. “Senior/assisted living facilities” does seem to fit within this description; however, Staff questions whether a hotel would fit within this description and be compatible with the currently permitted uses. Hotels are currently a permitted use within the Northwest Neighborhood.

The City of Brunswick may want to consider making a hotel a conditional use. This would allow the City to address some of the incompatibility issues such as traffic, lighting, building access and signage; and also require buffering.

**Staff Recommendation:** Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the proposed amendments to the Brunswick Town Center Special Planning District No. 2, Southeast Neighborhood.