



**PLANNING AND ZONING BOARD  
JANUARY 3, 2019  
ASSEMBLY HALL  
395 MAGNOLIA RD.  
PINEHURST, NORTH CAROLINA  
4:00 PM**

I. Call to Order

II. Approval of Minutes

A. December 6, 2018 Draft Minutes

III. New Business

A. Public Hearing No. 1

The purpose of this public hearing is to consider a request by request by R & M Commercial Real Estate, LLC for a Major Site Plan Review in order to construct a 40 unit townhome development. This property is identified as Moore County PID# 98000634 and is located at Laforet Ln. and Laforet Ct. near the intersection of Foxfire Rd. and Linden Rd.

B. Public Hearing No. 2

The purpose of the public hearing is to consider Official Text Amendments to the Pinehurst Development Ordinance. Specifically, SR-2 and SR-3 of Section 8.6 Special Requirements (SR) to the Table of Permitted and Special Uses and Special Requirements. This amendment would change SR-2 (4) to read "The minimum size for a townhouse or cluster dwelling is seven hundred fifty (750) heated square feet for a one bedroom dwelling, one thousand (1,000) heated square feet for a two bedroom dwelling and one thousand two hundred fifty (1,250) heated square feet for a three bedroom dwelling. This amendment would change SR-3 (1) to read "The minimum size for a multi-family dwelling is seven hundred fifty (750) heated square feet for one bedroom dwelling, one thousand (1,000) heated square feet for a two bedroom dwelling and one thousand two hundred fifty (1,250) heated square feet for a three bedroom dwelling. The applicant is the Village of Pinehurst.

IV. General Business

V. Next Meeting Date

A. February 7, 2018

VI. Motion to Adjourn

*Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.*

*Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.*

*Values: Service, Initiative, Teamwork, and Improvement.*



**DECEMBER 6, 2018 DRAFT MINUTES  
ADDITIONAL AGENDA DETAILS:**

**FROM:**

Gwendy Hutchinson

**CC:**

Natalie Hawkins

**DATE OF MEMO:**

12/19/2018

**MEMO DETAILS:**

Attached are the draft minutes from the December 6, 2018 meeting.

**ATTACHMENTS:**

Description

❏ December 6, 2018 Draft Minutes



**PLANNING AND ZONING BOARD  
DECEMBER 6, 2018  
ASSEMBLY HALL  
395 MAGNOLIA ROAD  
PINEHURST, NORTH CAROLINA  
4:00 P.M.**

**Board Members in Attendance:**

Leo Santowasso, Chair  
Cyndie Burnett, Board Member  
Jeramy Hooper, Board Member  
Julia Latham, Board Member  
Paul Roberts, Board Member  
Joel Shriberg, Board Member

**Board Members Absent:**

Jeff Haarlow, Board Member  
David Kelley, Vice-Chair  
Mike Marsh, Vice-Chair

**Staff in Attendance:**

Natalie Hawkins, Assistant Village Manager  
Alex Cameron, Senior Planner  
Gwendy Hutchinson, Planning and Administrative Assistant

**1. Call to Order**

*Chair Leo Santowasso confirmed that there was a quorum present and called the meeting to Order.  
Chair Santowasso welcomed and introduced new Board member, Paul Roberts.*

**1. Approval of Minutes**

November 1, 2018 Draft Minutes

*Cyndie Burnett made a motion to approve the November 1, 2018 Minutes as amended; Julia Latham seconded the motion, which was unanimously approved.*

*Upon a motion by Cyndie Burnett, seconded by Joel Shriberg, the Board unanimously agreed to recess its regular meeting and enter into Public Hearing #1.*

## **2. New Business**

### **A. Public Hearing No. 1**

The purpose of this public hearing is to consider a request by request by R & M Commercial Real Estate, LLC for a Major Site Plan Review in order to construct a 40 unit townhome development. This property is identified as Moore County PID# 98000634 and is located at Laforet Ln. and Laforet Ct. near the intersection of Foxfire Rd. and Linden Rd.

*Chairman Santowasso asked the Board if there were any members that may have any conflicts associated with this case. The Board unanimously replied no.*

*Kevin Lindsay, Engineer, for R&M Commercial Real Estate, was present to answer any questions or address any concerns of the Board.*

*Alex Cameron, Senior Planner stated that adjoining property owners were notified, properties were properly posted and read portions of the staff report into the record. Alex Cameron recapped the Board that they had decided to continue this meeting at it last meeting on November 1, 2018 to this meeting on December 6, 2018. Alex Cameron went on to say that there has been a revised site plan turned in which staff and the TRC have reviewed and have forwarded their comments and deficiencies to Kevin Lindsay, Engineer for R&M Commercial Real Estate. Alex Cameron confirmed that staff has received a revised set of plans that have addressed some of the deficiencies. Additional comments were sent from staff and the Village Engineer that still need to be addressed including fire flow calculations.*

*Chair Santowasso stated that there were several items of importance that remain to be addressed and the Board needs to see them, answers need to be clarified, and the Board needs a clean set of plans before forwarding it to Village Council. The applicant's Engineer has addressed some items. Chair Santowasso suggested that to keep this going that a sub-committee meet with the applicant's Engineer to confirm that all items have been addressed so that the Board can make a positive recommendation to Village Council. There were no comments from the audience.*

*Upon a motion by Joel Shriberg, seconded by Cyndie Burnett, the Board unanimously agreed to close the Public Hearing #1 and re-enter its regular meeting.*

*Joel Shriberg made a motion to appoint a sub-committee to review and bring back its findings the Board at the January 3, 2019 meeting; Jeramy Hooper seconded the motion, which was unanimously approved.*

*The subcommittee will meet on December 13, 2018 at 3:00 pm and will include Leo Santowasso, Julia Latham, Paul Roberts, staff and the applicant's Engineer.*

*Julia Latham made a motion to continue this meeting until January 3, 2019 at 4:00 pm; Cyndie Burnett seconded the motion, which was unanimously approved.*

*Upon a motion by Cyndie Burnett, seconded by Jeramy Hooper, the Board unanimously agreed to recess its regular meeting and enter into Public Hearing #2.*

## **B. Public Hearing No. 2**

The purpose of this public hearing is to consider an amendment to the approved R-10 CD Residential Conditional District (R-10-CD) Official Zoning Map Amendment that was approved on May 23, 2017 for the properties addressed as 105, 110 & 115 Everette Rd., as well as 35 Kelly Rd and is the current location of Community Presbyterian Church. The properties are further identified as Moore County PID's # 00024664, 00024264, 00029859, 00017301 & 98000236. This amendment is to propose a change to a landscape buffer that was shown on the general concept plan that was provided with the approved official zoning map amendment from May of 2017. The proposed change is to allow for an arborvitae hedge and not a fence as shown on the general concept plan. The applicant and property owner for the proposed amendment to the R-10 CD is Community Presbyterian Church.

*Chairman Santowasso asked the Board if there were any members that may have any conflicts associated with this case. The Board unanimously replied no.*

*Alex Cameron, Senior Planner stated that adjoining property owners were notified, properties were properly posted and read portions of the staff report into the record.*

*Pete Bogle, Architect for Community Presbyterian Church and Matt Ramsey, Ramsey Landscape Associates, Inc. were present to answer any questions or address any concerns.*

*Pete Bogle stated that the applicant is wanting to change to an arborvitae hedge and not a fence as shown on the general concept plan.*

*Upon a motion by Cyndie Burnett, seconded by Paul Roberts, the Board unanimously agreed to close Public Hearing #2 and re-enter into its regular meeting.*

*Upon a motion by Cyndie Burnett and a second by Paul Roberts, the Board unanimously approved the request to allow for an arborvitae hedge instead of a fence, as shown on the previously approved general concept plan, as it is consistent with the Pinehurst 2010 Long Range Plan. The motion takes into consideration the changing needs and desires of the community and is therefore deemed to be in accordance with the 2010 Comprehensive Plan amended, October 11, 2011, in that the Village "should seek ways to enhance the overall community spirit and the pride and sense of community that exists in the Village of Pinehurst." Replacing the fence for an arborvitae hedge would meet this objective*

*Upon a motion by Joel Shriberg, seconded by Julia Latham, the Board unanimously agreed to recess its regular meeting and enter into Public Hearing #3.*

### **C. Public Hearing No. 3**

The purpose of the public hearing is to consider Official Text Amendments to the Pinehurst Development Ordinance. Specifically, SR-2 and SR-3 of Section 8.6 Special Requirements (SR) to the Table of Permitted and Special Uses and Special Requirements. This amendment would change SR-2 (4) to read “The minimum size for a townhouse or cluster dwelling is seven hundred fifty (750) heated square feet for one bedroom dwelling, one thousand (1,000) heated square feet for a two bedroom dwelling and one thousand two hundred fifty (1,250) heated square feet for a three bedroom dwelling. This amendment would change SR-3 (1) to read “The minimum size for a multi-family dwelling is seven hundred fifty (750) heated square feet for one bedroom dwelling, one thousand (1,000) heated square feet for a two bedroom dwelling and one thousand two hundred fifty (1,250) heated square feet for a three bedroom dwelling. The applicant is the Village of Pinehurst.

*Chairman Santowasso asked the Board if there were any members that may have any conflicts associated with this case. The Board unanimously replied no.*

*Alex Cameron, Senior Planner read portions of the staff report into the record.*

*The following spoke in opposition of the proposed Text Amendment in regards to increased traffic, density, community needs, preserving the Village as it is and to seek advice from the Consultants of the Comprehensive Plan,*

*Keefer Welch, resident at 45 McClain Road  
Jane Hogleman, resident at 18 Lockton Court  
Gordon Mordini, resident at 35 Forest Lane  
Dave Reynolds resident at 25 Brandon Trail  
Kaye Pierson, resident at 45 Brandon Trail  
Mary Stewart Regensburg, resident at 3 Innisbrook Place  
Dave Leonard, resident at 45 Brandon Trail*

*Upon a motion by Joel Shriberg and seconded by Cyndie Burnett. The Board unanimously approved the motion to continue this meeting until the next Planning and Zoning Board meeting on January 3, 2019 at 4:00 pm.*

### **3. General Business**

*Alex Cameron thanked those who attended the last training session and scheduling additional training sessions for the Board members at future meetings.*

*Alex Cameron stated that he had copies of materials that were used by the sub-committee members to formulate the minimum square footage text amendment recommendation reviewed during their meetings and asked members to get him any materials they may have to forward to those who requested the information.*

### **4. Next Meeting Date A. January 3, 2019**

## 5. Motion to Adjourn

*Upon a motion by Joel Shriberg and seconded by Cyndie Burnett, the Board unanimously approved the motion to adjourn.*

*This meeting has been recorded and videotaped and can be found on our website: [www.vopnc.org](http://www.vopnc.org).*

*Respectfully submitted by,*

*Gwendy Hutchinson  
Planning and Administrative Assistant  
Village of Pinehurst*

*Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions. Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors. Values: Service, Initiative, Teamwork, and Improvement.*



**PUBLIC HEARING NO. 1**  
**ADDITIONAL AGENDA DETAILS:**

The purpose of this public hearing is to consider a request by request by R & M Commercial Real Estate, LLC for a Major Site Plan Review in order to construct a 40 unit townhome development. This property is identified as Moore County PID# 98000634 and is located at Laforet Ln. and Laforet Ct. near the intersection of Foxfire Rd. and Linden Rd.

**ATTACHMENTS:**

Description

- ☐ Application
- ☐ General Concept Plan
- ☐ Staff Report





**Application for  
Site Plan Approval**  
(revised 3/14/17)

Minor Site Plan (less than two acres disturbed) \$400.00  
Major Site Plan \$600.00 + \$100.00 (two or more acres disturbed)

**PROJECT NAME:** La Foret

**PROJECT DESCRIPTION:**

Location: Linden Road, Pinehurst

Parcel ID#: 854200811190

Land Use: R00: Res Vacant

Site Acreage: 6.95

Zoning District: R MF

**Overlay District:**

Urban Transition Highway Corridor: \_\_\_\_\_

Urban/Village Highway Corridor: \_\_\_\_\_

Historic District: Yes ☐ No ☒

Does Site Contain Floodplain: Yes ☐ No ☒

Does Site Contain Wetlands: Yes ☐ No ☒

Impervious Surface (%): \_\_\_\_\_ Watershed: 2 ☐ 3 ☐

Building Square Feet: \_\_\_\_\_ Total: \_\_\_\_\_ First Floor: \_\_\_\_\_

**PROPERTY OWNER:**

Name: Planet Development, LLC

Address: 675 S. Bennett Ste. 4 Southern Pines, NC 28387

**CONTACT PERSON:**

Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

**INFRASTRUCTURE:**

Water: Public \_\_\_\_\_ l.f. Private \_\_\_\_\_ l.f.

Sewer: Public \_\_\_\_\_ l.f. Private \_\_\_\_\_ l.f.

Streets: Public \_\_\_\_\_ l.f. Private \_\_\_\_\_ l.f.



**Application for  
Site Plan Approval**  
(revised 3/14/17)

**APPLICANT:**

Name: R & M Commercial Real Estate, LLC.

Telephone: 910-944-7453

Contact Person Ron Jackson

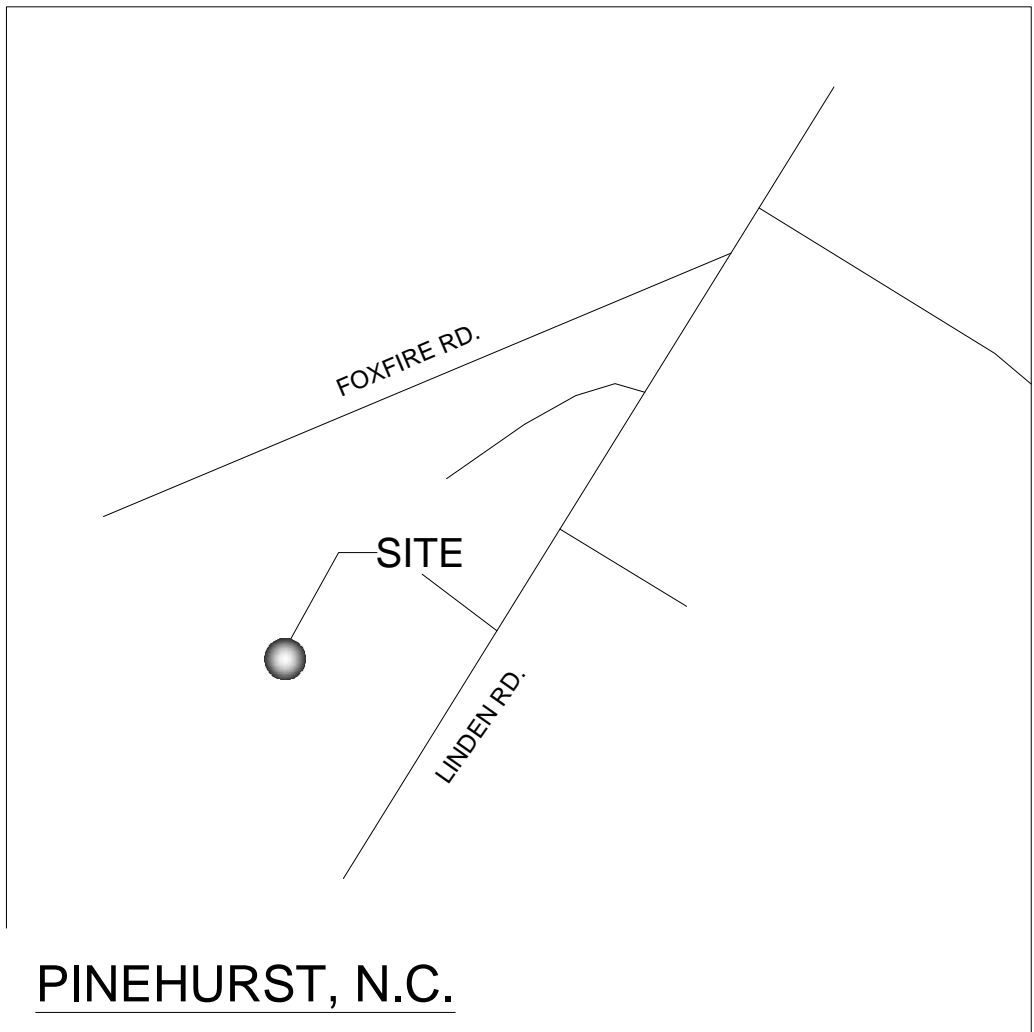
Signature

A handwritten signature, likely of Ron Jackson, is written over the signature line and extends into the address line.

Address 335 Fields Drive, Aberdeen, NC 28315

**SIGNAGE:**

All signage except the Address Identification Sign requires separate sign applications.



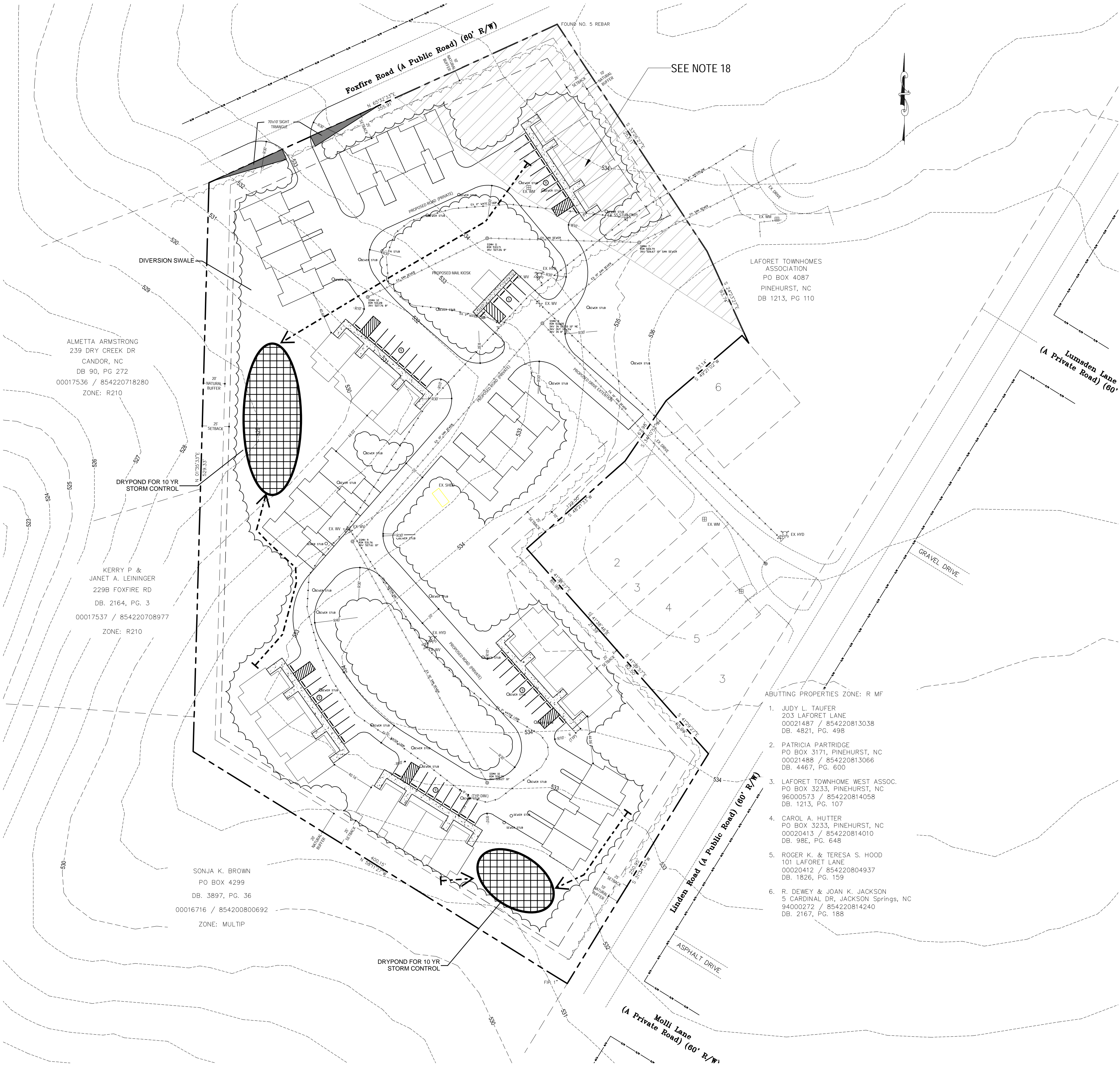
PINEHURST, N.C.

VICINITY MAP (N.T.S.)

GENERAL CONCEPT NOTES

1. CONCEPTUAL INFORMATION PROVIDED THROUGH MOORE COUNTY GIS.
2. SURVEY PROVIDED BY: BENNIE BROWN, 5218 NC HWY 211, PO BOX 307, WEST END NC, 27376 L3031
3. ZONE: R MF
4. WATER AND SANITARY SEWER LOCATIONS PROVIDED BY MOORE COUNTY UTILITIES AND FROM PLAT MAP REGISTERED 8/13/1990 CABINET 7, SLIDE 29
5. PROPERTY CURRENTLY OWNED BY: PLANET DEVELOPMENT, LLC., 675 S BENNETT ST. STE. #4 SOUTHERN PINES, NC 28387
6. PARCEL ID SHORT: 99000634  
PIN: 854200811180  
DB: 2946, PG: 292
7. PROPERTY IS NOT IN 100-YEAR FLOOD PLAIN AS REFERENCED ON FEMA MAP 3710854200J DATED: 10-17-2006
8. SITE PLAN SHOWS 40 UNITS ON 6.95 ACRES, OR 5.75 UNITS PER ACRE (< 6 UNITS / AC ALLOWED).
9. PARKING SPACES: 2 PER UNIT, PLUS 1 PER 5 UNITS  
TOTAL REQUIRED = 2 X 40 + (1/5) X 40 = 88 SPACES  
TOTAL PROVIDED: 90 SPACES+2 CAR GARAGES X 20=40, +2 SPACES / DRIVEWAY X 20=40, 130 TOTAL SPACES
10. ISO FIRE FLOW REQUIREMENT ESTIMATED AT 2,000 GPM. FLOW TEST BY MOORE COUNTY INDICATED 991 GPM @ 20 PSI IS AVAILABLE. DEVELOPER PLANS TO INSTALL SPRINKLERS IN UNITS. VILLAGE OF PINEHURST FIRE MARSHAL HAS INDICATED THAT THIS FLOW WITH SPRINKLER SYSTEMS WILL BE ACCEPTABLE.
11. EXCEPTIONS REQUESTED:  
-NO SIDEWALKS--IN KEEPING WITH EXISTING UNITS  
-NO CURB AND GUTTER--IN KEEPING WITH EXISTING UNITS
12. IMPERVIOUS AREAS: 40,285 SF BLDG+57,275 ASPHALT+ 4,943 SIDEWALK=102,503 SF (2.35 AC) / 6.95 AC = 33%
13. THERE ARE NO RED-COCKADED WOODPECKER CAVITY TREES ON THIS PROPERTY AS PER SURVEY BY WETLAND SOLUTIONS.
14. GRADING: MINIMAL GRADING WILL BE DONE TO ALLOW FOR DRAINAGE AWAY FROM BLDG PADS AND ROADS. SITE HAS GENTLE SLOPE FROM EAST TO WEST.
15. UTILITIES: EXISTING WATER AND SEWER ARE SHOWN BASED ON DESIGN DRAWINGS AND RECORDED PLAT. LOCATION AND CONDITION OF UTILITIES SHALL BE VERIFIED DURING DETAILED DESIGN AND APPROPRIATE ADJUSTMENTS MADE.
16. ALL EXISTING AND ANY NEW WATER AND SEWER LINES SHALL BE PLACED IN EASEMENTS, IF NOT ALREADY IN AN EASEMENTS. EASEMENT PLAT TO BE APPROVED BY MOORE COUNTY UTILITIES.
17. NCDOT HAS INDICATED THAT THE PROPOSED NEW DRIVEWAY WILL NOT REQUIRE IMPROVEMENTS TO FOXFIRE ROAD.
18. HATCHED AREA CURRENTLY DRAINS TO EXISTING DEVELOPMENT. RUNOFF FROM IMPERVIOUS AREAS SHALL BE DIVERTED TO FLOW TO PROPOSED STORMWATER CONTROL MEASURES.
19. ALL UNITS SHALL BE A MINIMUM OF 1,500 SQUARE FEET (HEATED) AND BE LESS THAN 35 FEET IN HEIGHT--AS PER VILLAGE OF PINEHURST REQUIREMENTS.

Land Use	Intensity	Trip Generation									
		Total	Daily		AM Peak Hour			PM Peak Hour			Total
			In	Out	Total	In	Out	Total	In	Out	
230 Residential Condominium/Townhouse	40 D.U.	290	145	145	25	4	21	28	19	9	



- ABUTTING PROPERTIES ZONE: R MF
1. JUDY L. TAUFER  
203 LAFORET LANE  
00021487 / 854220813038  
DB. 4821, PG. 498
  2. PATRICIA PARTRIDGE  
PO BOX 3171, PINEHURST, NC  
00021488 / 854220813066  
DB. 4467, PG. 600
  3. LAFORET TOWNHOME WEST ASSOC.  
PO BOX 3233, PINEHURST, NC  
96000573 / 854220814058  
DB. 1213, PG. 107
  4. CAROL A. HUTTER  
PO BOX 3233, PINEHURST, NC  
00020413 / 854220814010  
DB. 98E, PG. 648
  5. ROGER K. & TERESA S. HOOD  
101 LAFORET LANE  
00020412 / 854220804937  
DB. 1826, PG. 159
  6. R. DEWEY & JOAN K. JACKSON  
5 CARDINAL DR, JACKSON Springs, NC  
94000272 / 854220814240  
DB. 2167, PG. 188



LANDSCAPE  
ARCHITECTURE  
.....  
ENGINEERING  
.....  
PLANNING

Landscape Architecture " Fayetteville, NC  
Civil Engineering " Southern Pines, NC  
230C W. Pennsylvania Ave. " Southern Pines, NC 28387  
Voice: 910-723-1107  
www.crawforddsn.com



PRELIMINARY  
NOT FOR SALE OR CONSTRUCTION

[ PLAN PHASE ]

REVISIONS

R & M COMMERCIAL REAL ESTATE, LLC  
LA FORET  
GENERAL CONCEPT PLAN

PROJECT DETAILS  
Project Manager: KSL  
CAD Technician: RFNIGER  
Reviewed / Approved By:  
Project Number: 18033  
SCALE 0 50 100  
Full Scale: Horiz.: 1" = 50'  
Half Scale: Horiz.: 1" = 100'  
ISSUE DATE 12/17/2018  
SHEET NUMBER





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## PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

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**To:** Planning and Zoning Board  
**From:** Alex Cameron, Senior Planner  
**Cc:** Natalie Hawkins, Assistant Village Manager  
**Date:** December 27, 2018  
**Subject:** Staff Report for Proposed Major Site Plan

### **Request**

The applicant requests a Major Site Plan approval in order to allow for a 40 unit townhome project off Laforet Ln and Laforet Ct. The property is located between Foxfire Rd. and Linden Rd. In accordance with Section 9.16.1.5 of the Pinehurst Development Ordinance, all proposed Major Site Plans are reviewed by the Planning & Zoning Board and a Public Hearing is to be held. The Planning & Zoning Board must then submit its recommendation on the proposed major site plan to the Village Council.

### **Project Profile**

<b>Applicant:</b>	R & M Commercial Real Estate, LLC
<b>Owner:</b>	Planet Development, LLC
<b>Property Location:</b>	Foxfire Rd./Linden Rd. & Laforet Ct./Laforet Ln.
<b>Zoning:</b>	R-MF The Residential Multi-Family District is established as a district in which the principal use of land is for multi-family and/or single-family dwellings. This district is further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.
<b>Land Area</b>	± 6.95 Acres
<b>Current Land Use:</b>	Vacant with public water and sewer improvements that were installed previously.



Vicinity Map

### **Project Analysis**

The proposed Major Site Plan includes the development of 40 townhome units and related infrastructure. The subject property is adjacent to a townhome development previously approved by Moore County. It's unclear if this site was a separate phase that was never completed, however, water and sewer was installed throughout the site. The property is currently located outside the corporate limits but inside the Village's ETJ.

The proposal includes a connection to Linden Rd. through Laforet Ln., an existing private drive. An agreement between the developer and the property owner's associated would be needed in order to access the site from this drive. An additional access to the site is provided per a driveway connection with Foxfire Rd.

The proposal does not include any sidewalks other than for pedestrian movement from parking areas to the buildings and mail kiosk.

The property does not contain any wetlands and is not located within any floodplain.

This project is located within the WS-II Drowning Creek – Lumber River BW watershed protection area. However, since there is existing development prior to June 21, 1993 the property is not subject to further restrictions if it follows the originally approved plan.

The site is bounded to the north, east and south by single family lots which are currently zoned R-10. The site is bounded to the east by single family development currently zoned R-15. It's also bounded to the south and west by single family development zoned R-210.

#### Infrastructure and Zoning Criteria

The plan meets the maximum density of 6 units per acre. Tax records indicate that the property is 6.95 acres which would equal an approximate density of +/- 5.75 units per acre.

The maximum allowed impervious surface coverage in the R-MF Zoning District is 60%. The revised plan indicates this requirement will be met.

The plan indicates a 25' rear setback along the entire property line.

Landscape buffers are required along the perimeter of the development and are shown on the general concept plan.

The proposal shows public water and sewer that was installed per a plan that was previously approved by Moore County. Moore County Public Utilities has indicated that the conceptual proposal is acceptable so long as the buildings will go where they were originally approved. However, there appears to be an issue with one water main being shown too close to a proposed townhome unit on the general concept plan. Since these utilities were installed more than 30 years ago and no official as-builts were provided to Moore County Public Utilities, the existing water and sewer lines shall be verified during detailed design and full site plan review for the TRC.

The applicant is proposing internal streets and parking as shown on the plan. All streets and parking will have to be constructed in accordance with the Village of Pinehurst Engineering Standards Specifications Manual (ESSM), the PDO as well as meet the requirements for emergency services vehicles. The applicant is asking for a waiver from section 3.02a of the ESSM which requires streets to be curb and gutter to allow the new streets to be in keeping with existing in the adjacent development.

The general concept plan indicates two stormwater control measures on the site to handle runoff. The system will need to be designed and constructed in accordance with the NCDEQ Stormwater Design Manual and the ESSM and may be subject to change to meet those requirements.

A Soil and Erosion Control Permit will need to be obtained from NCDEQ since the area of disturbance is more than one acre.

Note #10 on the general concept plan states the estimated needed fire flow as well as the results from a flow test in the site area performed by Moore County Public Utilities. The Fire Marshall has indicated the flow is acceptable if the proposed townhomes are equipped with a fire suppression sprinkler system which the developer has indicated he would provide.

### **Staff Recommendation**

In response to the requested waiver for the curb and gutter street requirement the Planning staff, the Assistant Village Manager of Operations and the Village Engineer have no concerns as long as side ditches are designed and installed. This would be consistent due to the lack of curb and gutter in the existing development.

Staff recommends that the Planning and Zoning Board recommend approval of the proposed Major Site Plan to Village Council with the following conditions:

1. Location of existing utilities be verified and the site plan be adjusted if need be.
2. The proposed townhomes be equipped with a fire suppression sprinkler system per requirement of the Fire Marshall.
3. All runoff from new impervious surface be directed to stormwater management areas.



## **PUBLIC HEARING NO. 2**

### **ADDITIONAL AGENDA DETAILS:**

The purpose of the public hearing is to consider Official Text Amendments to the Pinehurst Development Ordinance. Specifically, SR-2 and SR-3 of Section 8.6 Special Requirements (SR) to the Table of Permitted and Special Uses and Special Requirements. This amendment would change SR-2 (4) to read "The minimum size for a townhouse or cluster dwelling is seven hundred fifty (750) heated square feet for a one bedroom dwelling, one thousand (1,000) heated square feet for a two bedroom dwelling and one thousand two hundred fifty (1,250) heated square feet for a three bedroom dwelling. This amendment would change SR-3 (1) to read "The minimum size for a multi-family dwelling is seven hundred fifty (750) heated square feet for one bedroom dwelling, one thousand (1,000) heated square feet for a two bedroom dwelling and one thousand two hundred fifty (1,250) heated square feet for a three bedroom dwelling. The applicant is the Village of Pinehurst.

#### **FROM:**

Alex Cameron

#### **DATE OF MEMO:**

12/27/2018

#### **MEMO DETAILS:**

As you recall at last month's meeting the board agreed to continue the proposed text amendment to this month's meeting. This was to allow time to share the information the subcommittee reviewed that aided them in arriving at the proposed changes to interested parties and new members of the board. This also gave staff time to engage the consultants who are currently working on the Village's new long range comprehensive plan and get their input. At the conclusion of today's public hearing, the board has several options available, which include:

1. Continue today's public hearing,
2. Recommend approval of the amendment as drafted,
3. Re-evaluate the current proposed amendment, or
4. Recommend no change at this time.

#### **ATTACHMENTS:**

Description

- ☐ Staff Report
- ☐ Sources from Subcommittee
- ☐ Map Depicting Allowed Multi-family and Mixed Use Dwellings





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MEMORANDUM

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**To:** Planning and Zoning Board

**From:** Alex Cameron, Senior Planner

**Date:** November 28, 2018

**Subject:** **Statement of Text Amendment Consistency with the 2010 Comprehensive Long-Range Village Plan. Requirements for Minimum Heated Square Footage for Townhomes and Multi-family dwellings.**

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**SECTION 8.6 Special Requirements (SR) to the Table of Permitted and Special Uses and Special Requirements:**

**Principal Uses**

**SR-2 Dwelling, Townhouse/Clustered Dwellings and SR-3 Dwelling, Multi-Family**

The Village of Pinehurst is proposing this text amendment to the Pinehurst Development Ordinance (PDO). This amendment would change SR-2 and SR-3 of Section 8.6 Special Requirements (SR) to the Table of Permitted and Special Uses and Special Requirements. This amendment would change the minimum heated square footage requirement for townhomes and multi-family dwellings. The current minimum heated square footage for townhomes and multi-family dwellings is 1,500 square feet. These dwellings are currently allowed by right in the R-MF, VCP, VR and VMU Zoning Districts. Recent proposals for land use development in the Village's limits have posed potential issues with meeting the current requirement. Village Council asked members of the Planning and Zoning Board look into a possible amendment to the ordinance. A subcommittee was formed and those members, along with staff, conducted research on the matter including reading other municipalities zoning ordinances, market analysis on various sized units. The subcommittee held several meetings with healthy discussions in order to decide what should be proposed to the full board for consideration. The subcommittee came to an agreement to propose the following amendment to the PDO for review of the full board and recommendation to Village Council.

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### **SR-2 Dwelling, Townhouse/Clustered Dwellings**

(4) A townhouse unit lot frontage may be on open space properly restricted through a responsible entity to ensure adequate access. The minimum size for a townhouse or cluster dwelling unit is seven hundred fifty (750) heated square feet for one bedroom dwelling, one thousand (1,000) heated square feet for a two bedroom dwelling and one thousand two hundred fifty (1,250) heated square feet for a three bedroom dwelling.

### **SR-3 Dwelling, Multi-Family**

(1) The minimum size for a multi-family dwelling is seven hundred fifty (750) heated square feet for one bedroom dwelling, one thousand (1,000) heated square feet for a two bedroom dwelling and one thousand two hundred fifty (1,250) heated square feet for a three bedroom dwelling.

Page 3 of the 2010 Comprehensive Long Range Plan states that the Village intends to address community needs in the most efficient and cost-effective manner.

Page 59 of the 2010 Comprehensive Long Range Plan indicates a major strategy of the community should be to consider ways to meet the long-term housing needs of the residents of Pinehurst and their families. It states that the development pattern of Pinehurst did not anticipate some of the changing desires and needs of a residential community (larger homes, larger lots, housing for an aging population, etc.).

Page 24 of the 2010 Comprehensive Long Range Plan Implementation Guide indicates standards for floor area, lot coverage, yard setbacks, building height, and overall building mass in residential zones should be reviewed to ensure they are appropriate.

The proposed text amendment will be in accordance with the 2010 Comprehensive Plan. This amendment is consistent with the above mentioned goal outlined in the 2010 Comprehensive Long Range Plan. Achieving goals in accordance with the Comprehensive Plan is considered reasonable and in the best interest of the public.

through the manipulation of the elements of design—the delineation of space with shape or form through mass, line, pattern, texture, light, and color.

## Types of Floor Plan Drawings

There are two ways to obtain a set of blueprints for a floor plan: one is to have the plan custom drawn, and the other is to purchase a set of plans that has been mass-produced, called a stock plan. It is possible to make minor changes to a stock plan in order to customize it, and when the changes become structural or major, it usually becomes necessary to have it custom drawn, which will then cost several hundred dollars more or about the same as a custom floor plan. The specifics for each type of plan are discussed in the following paragraphs.

### Custom Floor Plans

*Custom floor plans* are produced by an architect or designer, tailored to fit the needs of a particular site and client. Although a custom floor plan is costly and requires some time and effort, it is the best way to get exactly what you want in a home. The danger is that when a home has many features custom designed for a particular person or lifestyle, it may be difficult to resell the home if the need arises.

### Stock Plans

*Stock plans*, as seen in floor plan magazines, have been mass-produced by architects or draftsmen and are usually obtained by mail order at a considerably lower cost than custom floor plans. An advantage is that if another home from the same plan has already been built in the vicinity it may be possible to walk through it for evaluation. Small alterations are possible to slightly customize the plan. Exterior building materials can also be varied in most cases. Disadvantages lie in the fact that a stock plan may be somewhat common and it may be difficult to find a plan that will exactly suit the program.

## Floor Plans and Housing

### Floor Plan Types

There are three types of floor plans: *open*, *closed*, and *combination*. A *closed floor plan* is one where most or all of the rooms are units that are opened to others only by a door, and when the door is shut, the room is completely enclosed. This gives privacy and control over sound, yet often it creates a chopped-up floor plan without flexibility.

An *open floor plan* has several areas that are open to each other without walls or with only partial walls or dividers. The cost to build may be less, and the space seems much larger than with a closed plan. There is flexibility in the use of the space. The disadvantages lie in the lack of privacy that may result and the transmitting of more sound than is desirable. These floor plans may open vertically (high ceilings), horizontally (few walls), or both.

Chart 5.5 Residential Space Planning for the Human Scale

Room/Function	Moderate	Large Size
Entry	35 sq. ft.	over 35 sq. ft.
Hall	3 feet wide	4 feet wide +
Living Room	13 X 15 (195 sq ft)	18 X 30 (540 sq ft)
Kitchen	8 X 12 (96 sq ft)	12 X 16 (192 sq ft)
Great Room	12 X 20 (240 sq ft)	20 X 30 (600 sq ft)
Family Room	13 X 18 (234 sq ft)	15 X 25 (375 sq ft)
Dining Room/Area	10 X 13 (130 sq ft)	13 X 16 (208 sq ft)
Bathroom	5 X 10 (50 sq ft)	10 X 15 (150 sq ft)
Bedroom	10 X 12 (120 sq ft)	15 X 20 (300 sq ft)
Two-Car Garage	22 X 22 (484 sq ft)	25 X 40 (1,000 sq ft)

*Combination open and closed plans* are types of plans that have both open and closed areas or areas that can be opened to permit a flexible use of the space. This can be accomplished with double doors such as a pair of pocket sliding doors, French doors, or accordion doors and with some areas with high ceilings that open to areas such as lofts or balconies or other living space.

## Types of Housing

There are two major categories of residential housing. They are *detached* and *attached dwellings*. Within these two categories are several subcategories. Detached dwellings include the single detached family dwelling and the *mobile home*. The attached dwelling includes high-rise apartments and condominiums, *townhouses*, and *twin houses* or multi-plexes. Each subcategory has its merits and is useful for a segment of the population and for particular periods of life development.

### The Single Detached Dwelling

The single detached family dwelling—a home with a yard—has long been a part of the American dream. Although it is becoming less common because of rising building costs and less available land, it is still sought after by a large segment of the population. The single detached dwelling is particularly appealing because it has the greatest potential for self-expression in terms of location, style, and landscaping. It also is considered to be an investment in which funds can be retrieved by selling. In some urban areas of this country, and in countries such as Japan, where crowding and land prices are such a strong factor, a detached single family dwelling is an impossible dream.

These dwellings can be prefabricated on an assembly line, designed and built as part of a *planned development* built from stock plans, or custom built. A small home has between eight-hundred and twelve-hundred square feet of living space on one or more levels. A medium-sized home contains twelve-hundred to three-thousand square feet, and a large residence is anything over three-thousand square feet. Houses of any size or type with extra, luxurious

features are considered *luxury homes*. These features might include saunas, spas, whirlpools, areas for workout and exercise equipment, greenhouse rooms, gourmet-equipped kitchens, formal dining rooms, built-in entertainment centers, central vacuum systems, stereo/intercom systems, or computerized controls for mechanical systems (lighting, heating, security.) These kinds of features are most often found in *custom design houses* (designed, built, and furnished for a specific user).

### The Mobile Home

At one time the mobile home was commonly called a trailer. These were mobile dwellings, not unlike today's camping vehicles that could be pulled behind a car. Today the mobile home is a prefabricated residence assembled in a factory and moved to a *mobile home park*, where it usually becomes a permanent fixture. These parks vary from being cramped and ill-kept, to being spacious, well-groomed, and attractive. The park may even have a clubhouse, pool, or other recreation areas shared by all the occupants of the park. The mobile home is manufactured in twelve- to fifteen-foot widths; a *double-wide* mobile home is manufactured in two sections and assembled on its pad in the mobile home park. These are often as spacious as a small house. *Single-wide* mobile homes are not as large, with small rooms and narrow hallways. Like standard houses, mobile homes are available in a wide range of prices, depending on the number and quality of features. They do, however, tend to be much less expensive than standard houses. Originally intended as temporary and moveable, mobile homes are permanent housing for many people today.

### High-rise Dwellings

*High-rise* buildings are multistoried structures designed to house large numbers of people in a relatively small area. They have been essentially an urban phenomenon, but they now exist in most areas of the country. High-rises have been used extensively for public housing in large cities, although such projects have been mostly unsuccessful because of deterioration, lack of satisfaction, and increases in crime. It may seem ironic that high-rise structures are also the setting for a great deal of luxury housing. Such luxury developments have all the *amenities* of the finest luxury homes, and sometimes as much space. Between these two extremes there are many moderate housing

situations also contained in high-rise structures. The principal disadvantages of high-rise housing are the lack of relationship to natural green space, the inconvenience of elevators and corridors, and problems associated with getting out in an emergency.

### Town Houses

*Town houses* and *row houses* are attached houses generally built as a single development. This type of housing creates private homes in a small amount of space. Town houses do not have large yards but may have roof gardens or small private gardens behind. Row houses from the nineteenth-century were large and luxurious, but in more recent times some of these have been subdivided and broken up into separate apartments or *flats*. Many older town houses became slum dwellings and were destroyed. Fortunately, today, many of those that remain are being revitalized as single homes or multiple dwellings. Traditionally town houses were built in town right on the street, and they shared common walls with their neighbors. Today some town houses are being planned and built with jogs and setbacks so that they only share a portion of a wall with their neighbors. These are called *semidetached houses* and are often located in parklike settings or around golf courses.

### Twin Homes and Multiplex Dwellings

*Twin homes* are double houses designed, like town houses, with common walls between units. They often are planned with the appearance of a single home. This double configuration is also called a *duplex*. Other examples of multiplex dwellings are the *four plex*, with four housing units, and the *eight plex*, with eight units.

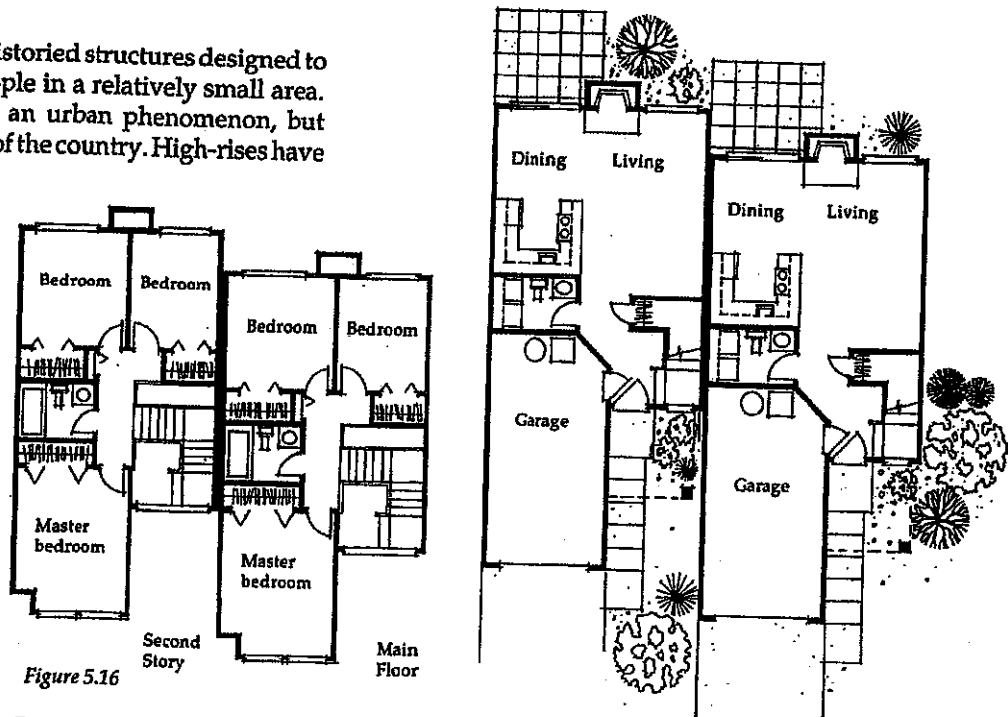


Figure 5.16 A two-story town house, typically used for condominiums or apartments. The main floor houses an open floor plan with living room, dining area, and kitchen, plus a laundry/powder room combination and coat closet. Upstairs are three bedrooms around a common bath.

One (or more) bedroom(s) can be used for hobbies or office space. Note the thickness of the common wall between the town house units for extra insulation and privacy. There are approximately 600 square feet on the main floor and 800 square feet upstairs.

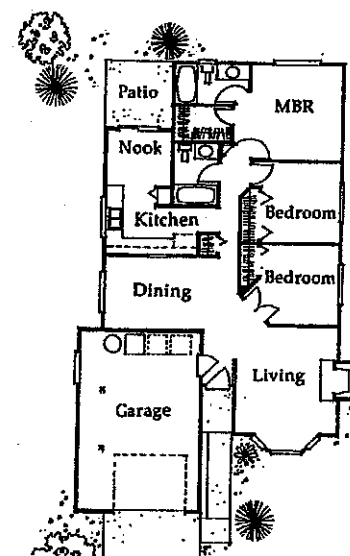


Figure 5.17

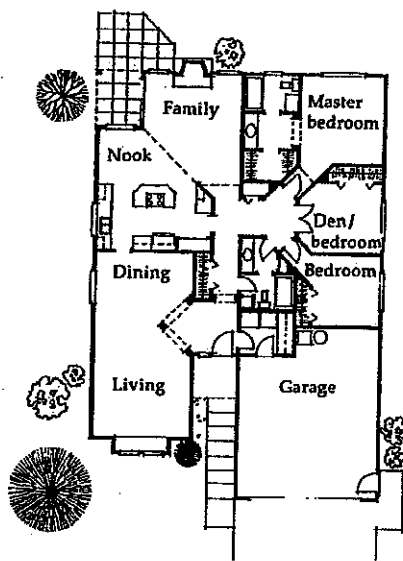
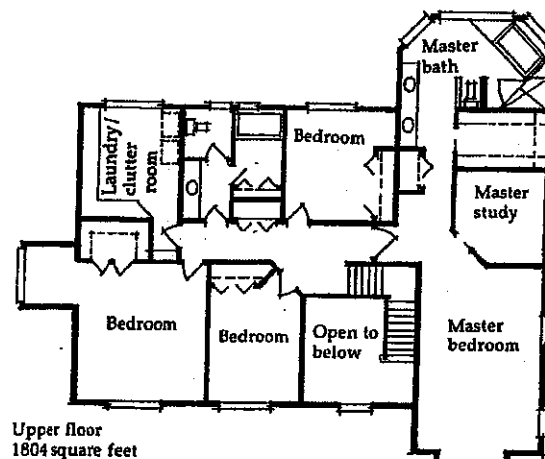


Figure 5.18



Upper floor  
1804 square feet

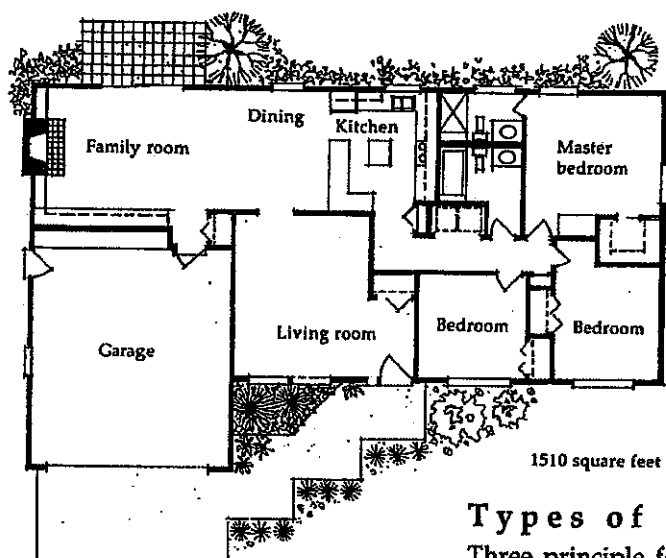


Figure 5.19

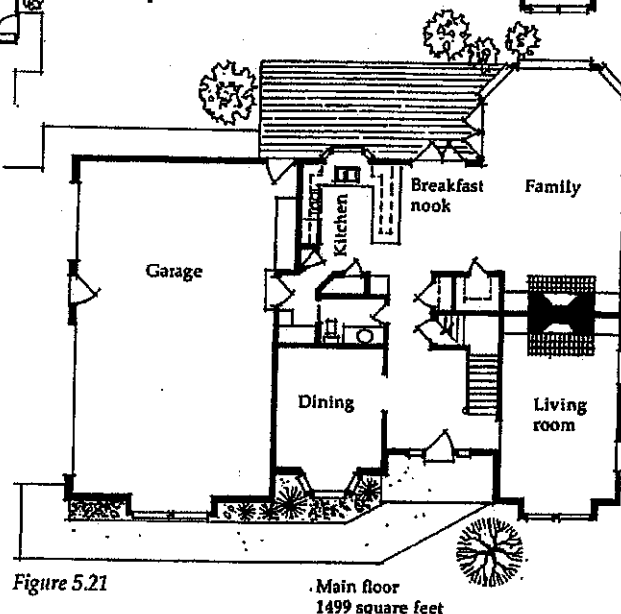


Figure 5.21

Main floor  
1499 square feet

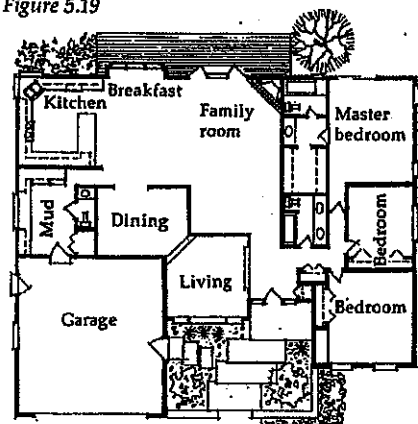


Figure 5.20

## Types of Ownership

Three principle forms of ownership are private, *condominium*, and rental. Each type has advantages and disadvantages for certain groups of people, and for those in different stages of life.

### Private Ownership

Like the single detached house, private ownership—owning one's own home—is a part of the American dream that is becoming less and less obtainable. The cost of housing and financing is forcing this goal further out of reach (see chart 5.1). Private ownership brings with it a great deal of responsibility for upkeep, maintenance, security, and care of the house and grounds. For some, this responsi-

bility is an unwanted burden that is eliminated by other forms of ownership.

### Condominium

The word condominium comes from Latin and literally means "ownership with." Condominiums are complexes of any type of dwelling, from high-rise to town house, that are owned privately but maintained and governed by groups of owners. These groups form homeowners' associations that provide for general maintenance, security, snow removal, and care of the landscape provided for by the payment of monthly fees. The homeowners' associations establish the rules and restrictions for the condomini-

**Figure 5.17** A small patio home designed for a narrow building lot. This plan offers living room and dining room; breakfast nook; kitchen with a pass-through to the dining room; three bedrooms; and two baths. Approximately 1,100 square feet.

**Figure 5.18** This patio home utilizes a large X-shaped angled approach. The kitchen opens to an informal family room area. The plan offers efficiency and good planning in

the use of limited space—approximately 1,500 square feet.

**Figure 5.19** A rambler is a one-story home that is wide and shallow. This plan offers three bedrooms, formal and informal living, and two baths. The laundry is in the hallway near the bedrooms. The front door must be accessed through the living room. Approximately 1,500 square feet.

**Figure 5.20** A moderate-sized rambler offers open planning in a spacious family room adjoining the breakfast area and an

open kitchen as a large great room. From the kitchen to the front door is a considerable distance, yet the mudroom/laundry and garage are very convenient to the kitchen. The bedroom wing is separated from the living areas with the back-to-back bathrooms. Approximately 1,950 square feet.

**Figure 5.21** A large, two-story home with a grand two-story entrance flanked by formal living and dining rooms. A spacious family room opens to the breakfast nook and

kitchen. Back-to-back fireplaces share the main chimney with separate flues. Upstairs, three bedrooms surround a compartmented bath and large laundry room. The master suite offers a luxury bath, large walk-in closet, and private study. Approximate sizes: main floor—1,500 square feet; upstairs—1,800 square feet.

**Figure 5.22** Sleek modern styling through curves and angles makes this large home unique. Glass block walls and pillars are contemporary luxury features. The formal

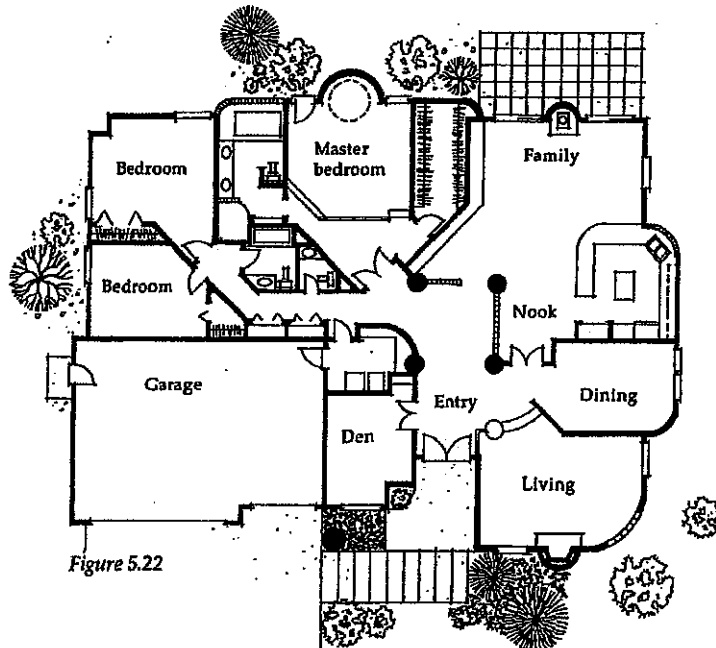
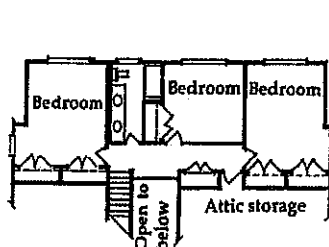


Figure 5.22



Second floor  
770 square feet

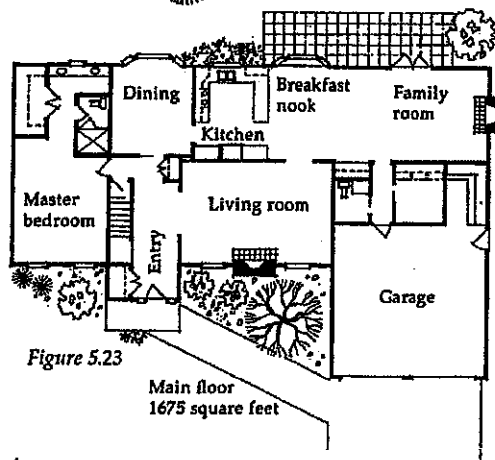


Figure 5.23

Main floor  
1675 square feet

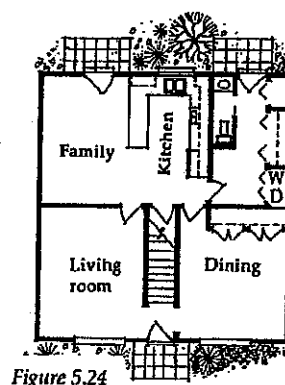
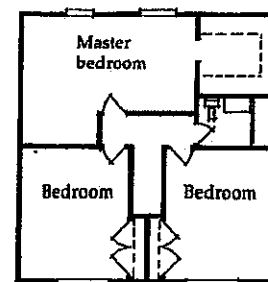
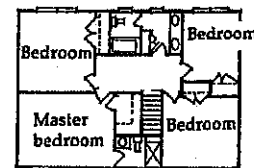


Figure 5.24

Main floor  
784 square feet



Second floor  
784 square feet



988 square feet

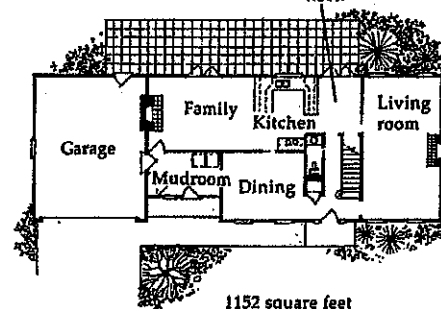


Figure 5.25

1152 square feet

ums. Some condominiums feature amenities such as club houses, health and fitness centers, swimming pools, tennis courts, stables and parks maintained through the monthly fees. Condominiums exist that are geared to people with similar interests or ages such as singles, young families, and "empty-nesters" (couples whose children have left home). Condominiums are ideal for those who want to own property without all of the worries of private ownership.

### Rental

Those who are unable to afford condominiums or private ownership will usually rent housing from a landlord who owns and maintains the rental

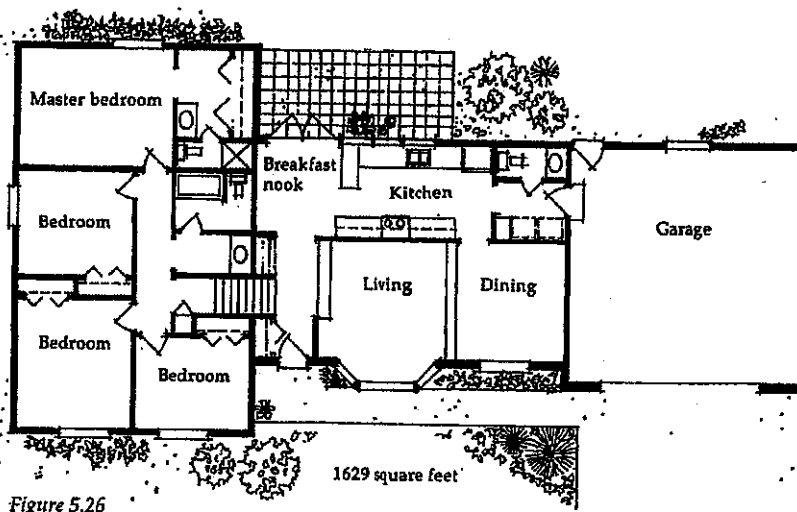


Figure 5.26

1629 square feet

living room and master bedroom have sunken floors. A spacious great room provides entertaining space. Approximately 2,500 square feet (excluding three-car garage).

Figure 5.23 This classic one-and-one-half-story home features a main-floor master bedroom, as well as formal and informal living and dining areas radiating around the kitchen. The laundry and lavatory are between the garage and family room. Upstairs three bedrooms share a bath in the

extended dormer-attic space at the rear of the home. Approximate sizes: main floor—1,675 square feet; upstairs—600 square feet. Figure 5.24 A simple box forms this traditional two-story home, which could be detached or flanked by other row houses with similar plans. The main floor holds formal living and dining areas, kitchen/family great room, and laundry/mudroom. Upstairs are three bedrooms, including the master bedroom, which share one bath. A

compact, economical plan, since building vertically costs less than building laterally. Approximately 1,000 square feet on each floor.

Figure 5.25 A more spacious two-story home with four bedrooms and two baths upstairs. The laundry is a long walk from the bedrooms and bathrooms yet convenient to main-floor social and work zones. Approximately 1,200 square feet on the main floor and 990 square feet upstairs.

Figure 5.26 A split-level home with living, dining, and laundry on the main floor. Up one-half flight is the bedroom wing, down one-half flight is the family room area. Economical to build, this type of home provides logical zoning. Approximately 1,629 square feet on the main floor and upstairs.

Minimum Heated Square Footage for PDO

Residential Space Planning for the Human Scale (pg124 Interiors)		Moderate size	Large Size			
Room/Function	Dimensions	Square Footage	Dimensions	Square Footage		
Entry		35		35+		
Hall		3' wide		4' + wide		
Living Room	13x15	195	18x30	540		
Kitchen	8x12	96	12x16	192		
Great Room	12x20	240	20x30	600		
Family Room	13x18	234	15x25	375		
Dining Room/Area	10x13	130	13x16	208		
Bathroom	5x10	50	10x15	150		
Bedroom	10x12	120	15x20	300		
Two-car garage	22x22	484	25x40	1,000		
<b>One Bedroom</b>						
Entry		35		40		
Hall	3' wide					
Living Room	13x15	195	18x30	540		
Kitchen	8x12	96	12x16	192		
Dining Room/Area	10x13	130	13x16	208		
Bathroom 1	5x10	50	10x15	150		
Bedroom 1	10x12	120	15x20	300		
		<b>626</b>		<b>1430</b>		
		750sf - 626sf = <b>124sf</b>				
<b>Two Bedroom</b>						
Entry		35		40		
Hall	3' wide					
Living Room	13x15	195	18x30	540		
Kitchen	8x12	96	12x16	192		
Dining Room/Area	10x13	130	13x16	208		
Bathroom 1	5x10	50	10x15	150		
Bathroom 2	5x10	50	10x15	150		
Bedroom 1	10x12	120	15x20	300		
Bedroom 2	10x12	120	15x20	300		
		<b>796</b>		<b>1880</b>		
		1,000sf - 796sf = <b>204sf</b>				
<b>Two Bedroom</b>						
Entry		35		40		
Hall	3' wide					
Living Room	13x15	195	18x30	540		
ADD: Family Room	13x18	234	15x25	375		
Kitchen	8x12	96	12x16	192		
Dining Room/Area	10x13	130	13x16	208		
Bathroom 1	5x10	50	10x15	150		
Bathroom 2	5x10	50	10x15	150		
Bathroom 3	5x10	50	10x15	150		
Bedroom 1	10x12	120	15x20	300		
Bedroom 2	10x12	120	15x20	300		
Bedroom 3	10x12	120	15x20	300		
		<b>1200</b>		<b>2705</b>		
		1250sf - 1200sf = <b>50sf</b>				

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## As US Apartments Get Smaller, Atlanta, Charlotte, Boston Rank among Top Cities with Largest Rental Units

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## Highlights:

- *As of 2016, the average size of a new apartment today is 934 square feet, 8% smaller than 10 years ago*
- *Studios saw the steepest decline in square footage over the last decade (~18%)*
- *Atlanta, GA takes the lead as the U.S. city with the biggest rental units*

It's not uncommon to sacrifice living space for prime urban locations, especially for young professionals who want to be in close proximity to jobs, shops, and entertainment. But it's not just downtowns that are seeing apartment sizes go down. Over the last decade, apartments have been slowly but surely shrinking in cities all across the US. According to our most recent survey of the apartment market, the average size of new apartments – those completed in 2016 – has fallen to 934 square feet, the smallest on record since 2006.



Using data from [Yardi Matrix](#), an apartment market intelligence source and our sister company, we were able to examine and track the changes in US apartment size in buildings with at least 50 units over the last decade. While all property types have seen significant drops in size, studios have seen the steepest decline. Studio apartments built in 2006 averaged 614 sq. ft. – a decade later, studios are getting more cramped with an average size of 504 sq. ft.

## Average Square Feet of New Rental Apartments in the U.S.

Year Built	ALL	Studio	1 Bed	2 Bed
2006	1,015	614	794	1,112
2007	1,008	596	795	1,124
2008	999	578	785	1,121
2009	998	592	794	1,129
2010	995	617	790	1,142
2011	991	508	765	1,105
2012	963	491	752	1,088
2013	961	518	758	1,104
2014	943	538	751	1,111
2015	944	512	751	1,122
2016	934	504	752	1,126
2016 vs. 2006	-5%	-18%	-5%	1%

2010 was a turning point for real estate markets across the country. With the housing industry in recovery mode, developers temporarily closed the lid on multifamily investment, causing a significant drop in new rental stock. Not only were there fewer units delivered, but those that came online were also smaller in size – a trend that continued even after 2012 when rental markets started seeing inventory growth again. Studios dropped from 617 sq. ft. in 2010 to 508 sq. ft. in 2011. In fact, studio apartments have seen the biggest fluctuations in terms of unit size over the course of the last decade, while 2-bedroom apartments were the least volatile of all property types.

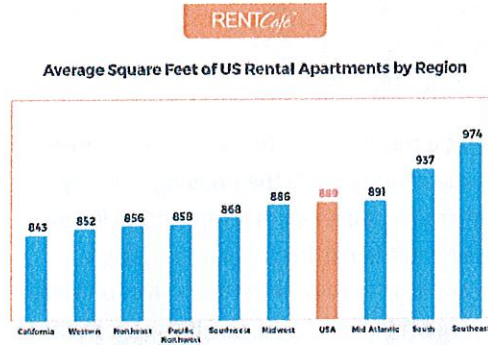
Overall, the average size of a US apartment is currently 889 square feet, irrespective of when a property was built. *See the average size of an apartment in your city by checking out [this table](#).*

## Not All Apartments are Created Equal: Breakdown by Region Shows Southeast Topping the Nation in Largest Unit Sizes

Southern living has become the epitome of the good life, and there's more than one reason for that. Premier golf resorts, 24/7 waterfront entertainment, strong employment fundamentals, lower cost of living, and world-renowned cuisine – these are just a few of The South's big draws. Plus, urban renters in the Southern States have one more thing to brag about: the **biggest apartment sizes in the U.S.**

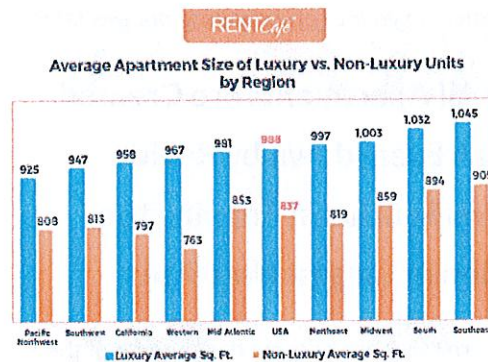
Rentals in the Southeast average a remarkable 974 sq. ft.

On the other end of the size spectrum, the West Coast does not spoil renters with tons of space. Apartments average 843 sq. ft. in California and 852 in other Western markets.



## Western Markets See Biggest Gaps between Unit Sizes in Luxury vs. Non-Luxury Buildings

Also noteworthy, though relatively unsurprising, luxury units give renters more room to spread out with high-end apartments averaging about 988 sq. ft. Meanwhile, the average size of units in non-luxury buildings is 837 sq. ft.



The biggest size difference between luxury and non-luxury apartments is recorded in the Western markets where a high-end apartment spans 967 sq. ft. on average whereas a rental unit in a non-luxury building averages 763 sq. ft.

For Denverites hung up on luxury housing, for example, the options are endless and come with



plenty of room to house all their fancy living dreams. Upscale [2 BDR apartments in Denver](#) average 1,133 sq. ft. while non-luxe apartments come in at about 939 sq. ft. Pricing generally follows the same trend: the larger and swankier the space, the more expensive it gets. [A 2-bedroom 1,003-square-foot luxury apartment](#) in Denver's Capitol Hill neighborhoods goes for \$2,700 a month. But if you're willing to downsize, you can rent a [2 BDR, 847-square-foot apartment](#) in the same area for about \$1,600.

## Atlanta Leads the Pack as the City with the Largest Apartments in the U.S., Overall

They say everything is bigger in Texas, including housing. That's about right and we've got the numbers to prove it. [Plano](#), [Houston](#), [Irving](#), and [Dallas](#) have all made our top 20 list of the cities with the largest apartments in the US. But the job-centric Texas cities have been overthrown in the rankings by another Southern business hub, [Atlanta, GA](#), which ranks highest on our list of **US cities with the most sizable rental apartments**. As if anyone needs another reason to move to Hotlanta – aside from the healthy job sector, enviable weather, and low cost of living, that is!

## Manhattan Doesn't Make the Smallest Apartment Size List

With a history of shrinking apartments and micro-units taking up a sizable chunk of Manhattan's housing market – with NYC as the posterchild for living large in small spaces – everybody would expect the borough to land a spot in the tiniest apartments ranking. Well, as it turns out, there are other cities featuring much more cramped living spaces, so small that they caused Manhattan to drop off the tiniest apartment charts.

In fact, studio apartments in Manhattan span 475 sq. ft., 1-bedrooms come in at 694 sq. ft., and two-bedrooms average a reasonable 1,015 sq. ft. But

that doesn't erase the fact that Manhattan remains the nation's tightest market with average rents reaching a whopping \$4,043 per month, more than three times the national average, as [Yardi Matrix](#) data shows.

## **If You're a Firm Believer in the "Less is More" Philosophy, Arizona and California are the Places for You: Tucson Holds the Teeniest Rental Homes**

Expansive homes may be taken for granted by tenants in Georgia and Texas, but both Arizona and California test renters' ability to live large in small spaces. No less than three Arizona cities – [Tucson](#), [Glendale](#), and [Mesa](#) – are in the top 5 cities with the tiniest apartments; they are joined by [El Paso, TX](#) and [Buffalo, NY](#). Sunny California also made its way into the tiniest rental homes list, with no less than 4 cities – [Bakersfield](#), [Stockton](#), [Fresno](#), and [Chula Vista](#) – hosting some of the smallest apartments in the nation.



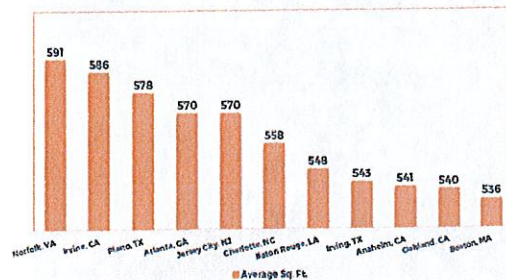
## Apartment Size by Unit Type

When broken down by property type, **Norfolk, VA**, wrestles the title of the city with the largest studios from **Irvine, CA**, with Plano, TX following closely at no. 3. Renters may play big in **Reno, NV** but they live in tiny studios that average about 352 square feet. The same goes for **Las Vegas** and **North Las Vegas**, the 2nd and 3rd cities with the smallest studio apartment sizes where studios average 366 and 370 sq. ft., respectively.



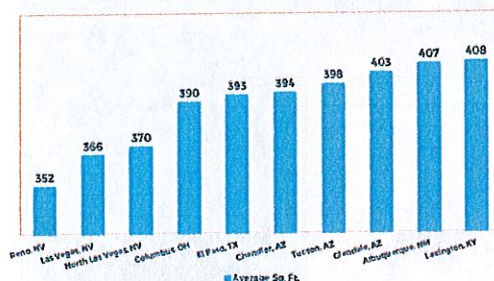
RENTCafe

US cities with largest average studio apartment size



RENTCafe

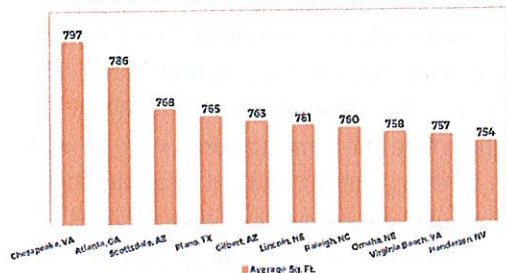
US cities with smallest average studio apartment size

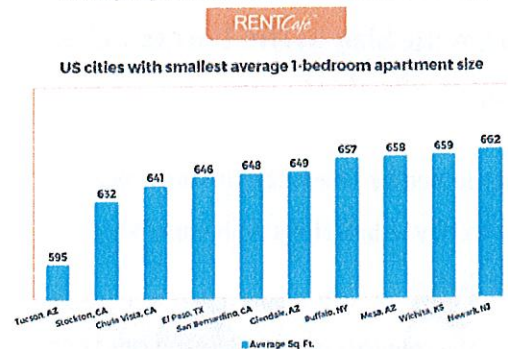


Virginia takes home the prize for the largest 1-bedroom apartment as well, this time with an average of 797 sq. ft. for **1BDR Chesapeake rentals**. Atlanta, GA pops up again on the charts with an average of 786 sq. ft. for **1 BDR apartments**. **Scottsdale, AZ** is right on its tail, with the average size for 1 BDR units at 768 sq. ft. Tucson 1 bedrooms seem to be on the smaller size when compared to the rest of the nation's urban centers, with an average of 595 sq. ft., followed by Stockton, CA (632 sq. ft.) and Chula Vista, CA (641 sq. ft.).

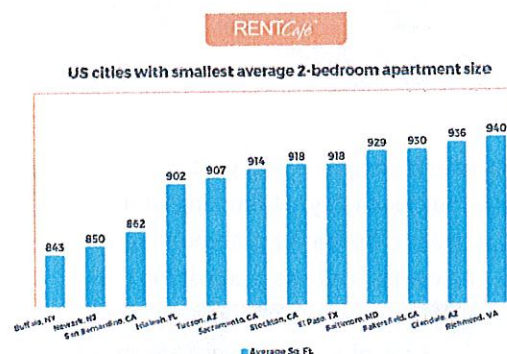
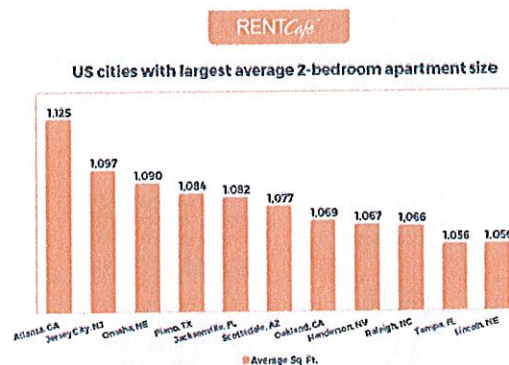
RENTCafe

US cities with largest average 1-bedroom apartment size





Atlanta, GA incontestably rules the apartment size charts when it comes to 2-bedroom rentals. Two-bedroom units featuring 1,125 square feet of living space are average for the capital city of the Peach State, adding more appeal to an already attractive housing market. [Rents in Atlanta](#) are not exactly what you'd call cheap, but they surely provide more bang for the buck than those in other major cities. Rentals in Atlanta go for an average of \$1,240, with [2-bedroom apartments](#) commanding approx. \$1,295/mo, *Yardi Matrix* data shows. That's less than a third of what San Franciscans shell out on a [2-bedroom apartment](#) every month (approx. \$4,400). Meanwhile, renters in Miami pay \$1,617 on average for [2BDR apartments](#), approx. 25% more than Atlantans do.





## Apartment Size in the Largest U.S. Cities

### Atlanta Joined by Charlotte, Boston, Jax as Super-Trendy Urban Hubs with Expansive Rental Homes

Some of the country's most in-demand cities only offer miserly square footage, but there are a few others, like Charlotte and Raleigh in North Carolina, Boston, MA, Jacksonville, FL, and Dallas TX, where you get plenty of living space to lool about in.

In the graph below we've compared **apartment sizes in the country's 50 largest cities by population**. Atlanta holds strong at no. 1, followed by Charlotte, Raleigh, and Omaha. Yes, that's right, Omaha. As [Warren Buffett put it](#), there's no better place to live than Omaha. Real estate-wise, it's actually one of the cities that offer the most bang for the buck in the current economy, with average rents hovering around \$840 per month, according to data from *Yardi Matrix*. The average size of [Omaha apartments](#) is 928 sq. ft.

Meanwhile, Tucson, Sacramento, El Paso, Baltimore, and [Phoenix apartments](#) lead the pack as the cities with the smallest apartments overall.

RENTCafe	
The 10 Largest Cities by Population with the Largest Unit Sizes	
#	City
1	Atlanta, GA
2	Charlotte, NC
3	Raleigh, NC
4	Omaha, NE
5	Boston, MA
6	Los Angeles, CA
7	Jacksonville, FL
8	Oakland, CA
9	Houston, TX
10	Dallas, TX

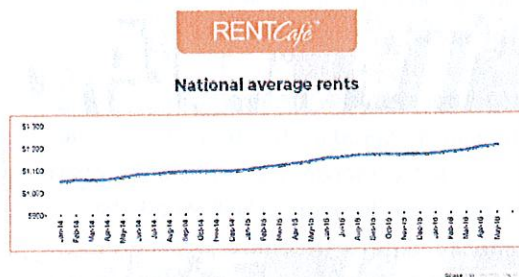
The 10 Largest Cities by Population with the Smallest Unit Sizes	
#	City
1	Tucson, AZ
2	Sacramento, CA
3	El Paso, TX
4	Baltimore, MD
5	Phoenix, AZ
6	Cleveland, OH
7	Mesa, AZ
8	Colorado Springs, CO
9	Fresno, CA
10	Wichita, KS

In Charlotte for example, you get the best of both worlds. The Queen City is brimming with professionals in the banking, accounting, and energy industries, and has some of the best paying jobs in the country in these fields. In addition to Bank of America, there are six other

Fortune500 companies headquartered in Charlotte, including Lowe's, Nucor Steel, Duke Energy, Sonic Automotive, Sealed Air Corp., and Domtar. And then there are other major employers such as Harris Teeter Inc., Novant Health Inc., Ingersoll-Rand, and Siemens Energy Inc., so there are plenty of jobs to go around. An average rent of \$1,056 a month pays for 949 square feet of living space.

## Apartments May be Shrinking yet Rents are Not Dwindling One Bit

You'd normally expect rents to go downhill as units get smaller. Well, that's not always the case. Apartment rents are breaking record after record, with the [national average hitting an impressive \\$1,204 in May](#). While rental rates will moderate as new supply kicks in, this is not the kind of thing that happens overnight. In the meantime, you'll still be paying \$2,500 for a 500-square-foot studio in [San Francisco](#).



## As Units Get Smaller, More and More Renters Are Turning to Mixed-Use, Amenity-Rich Developments

Many of the nation's urban cores were in dire need of revitalization just a few years ago. Downtowns in Houston, Los Angeles, Phoenix, and Colorado Springs used to go quiet after working hours. Now they are all vibrating with city life 24/7 as apartments join businesses and commercial towers. The increasing demand for high-density housing – which more often translates into smaller-sized apartments –

permitted developers to redevelop older buildings or build new ones as infill projects, thus bringing long-dormant communities back to life.

But more than that, this [new wave of lifestyle-oriented apartments](#), specifically directed at the busy Millennials and the downsizing baby boomers, has made way for an urban renaissance that's redefining the way we live, play, and work. Location sure beats space for a young professional working in finance or tech, or any other modern industry, and the fact that you can shop and socialize right next to where you work means you get to do more of what you want every day instead of spending precious time on the daily commute.

Space may be at a premium in key locations, but these new communities bring convenience and amenity-rich environments to the table. Rooftop decks and urban farms, yoga studios, infinity pools, and fitness centers may not have had a place in apartment buildings in the past but they are now a common sight in most new rental communities.

Easttown, for example, the [largest apartment community delivered in 2015 to the Los Angeles rental market](#), comprises 535 rental units. Apart from a desirable location, in Hollywood, the community comes with some top-of-the line amenities including a pool and spa with lounge areas, a common room with a fireplace and a patio, a gym and fitness studio, BBQ areas, and electric vehicle charging stations. [Rents at this high-profile community](#) start at \$1,925 for a 571-square-foot apartment.





## Average Apartment Size in the Largest U.S.

Cities (Sq. Ft.)

Search:

State	City	2015 Population	Studio	1 Bedroom	2 Bedroom
CA	Los Angeles	3,971,883	524	729	1,043
IL	Chicago	2,720,546	466	719	1,052
TX	Houston	2,296,224	497	727	1,035
NY	New York City *	1,644,518	475	694	1,015
PA	Philadelphia	1,567,442	441	714	974
AZ	Phoenix	1,563,025	427	666	948
TX	San Antonio	1,469,845	474	682	1,003
CA	San Diego	1,394,928	456	688	992
TX	Dallas	1,300,092	522	705	1,036
CA	San Jose	1,026,908	450	741	1,041
TX	Austin	931,830	468	703	1,035
FL	Jacksonville	868,031	484	737	1,082
CA	San Francisco	864,816	456	700	1,004
IN	Indianapolis	853,173	453	689	983
OH	Columbus	850,106	390	670	996
TX	Fort Worth	833,319	516	701	1,028
NC	Charlotte	827,097	558	748	1,052
WA	Seattle	684,451	458	681	970
CO	Denver	682,545	501	712	1,013
TX	El Paso	681,124	393	646	918
MI	Detroit	677,116	504	701	992
DC	Washington	672,228	480	717	991

746 avg

1045 avg.

MA	Boston	667,137	536	724	1,054
TN	Memphis	655,770	452	710	985
TN	Nashville	654,610	497	702	1,046
OR	Portland	632,309	466	674	964
OK	Oklahoma City	631,346	482	700	979
NV	Las Vegas	623,747	366	712	1,017
MD	Baltimore	621,849	485	701	929
KY	Louisville	615,366	496	740	994
WI	Milwaukee	600,155	511	687	1,017
NM	Albuquerque	559,121	407	673	964
AZ	Tucson	531,641	398	595	907
CA	Fresno	520,052	417	690	952
CA	Sacramento	490,712	497	676	914
MO	Kansas City	475,378	472	722	1,021
CA	Long Beach	474,140	463	674	1,010
AZ	Mesa	471,825	427	658	952
* GA	Atlanta	463,878	570	786	1,125
CO	Colorado Springs	456,568	454	663	952
VA	Virginia Beach	452,745	471	757	1,032
* NC	Raleigh	451,066	507	760	1,066
NE	Omaha	443,885	477	758	1,090
FL	Miami	441,003	474	720	1,022
CA	Oakland	419,267	540	711	1,069
MN	Minneapolis	410,939	471	694	996
OK	Tulsa	403,505	493	691	979

KS	Wichita	389,965	410	659	963
LA	New Orleans	389,617	486	704	1,002
TX	Arlington	388,125	474	672	970
OH	Cleveland	388,072	440	685	951
CA	Bakersfield	373,640	449	663	930
FL	Tampa	369,075	451	715	1,056
CO	Aurora	359,407	418	682	962
CA	Anaheim	350,742	541	733	978
CA	Santa Ana	335,400	486	724	1,011
TX	Corpus Christi	324,074	487	672	953
CA	Riverside	322,424	464	700	970
MO	St. Louis	315,685	465	686	941
KY	Lexington	314,488	408	697	994
CA	Stockton	305,658	476	632	918
PA	Pittsburgh	304,391	457	694	964
MN	Saint Paul	300,851	468	721	987
OH	Cincinnati	298,550	459	686	953
NV	Henderson	285,667	N/A	755	1,067
* NC	Greensboro	285,342	418	721	992
TX	Plano	283,558	578	765	1,084
NJ	Newark	281,944	466	662	850
NE	Lincoln	277,348	465	761	1,056
FL	Orlando	270,934	524	721	1,051
CA	Chula Vista	265,757	475	641	961
NJ	Jersey City	264,290	570	753	1,097
AZ	Chandler	260,828	394	752	1,035

IN	Fort Wayne	260,326	443	663	977
NY	Buffalo	258,071	424	657	843
<del>NC</del>	Durham	257,636	521	734	1,043
FL	St. Petersburg	257,083	448	706	1,020
CA	Irvine	256,927	586	727	1,044
WI	Madison	248,951	418	711	995
AZ	Gilbert	247,542	754	763	1,005
VA	Norfolk	246,393	591	701	974
NV	Reno	241,445	352	692	975
<del>NC</del>	Winston Salem	241,218	439	727	990
AZ	Glendale	240,126	403	649	936
FL	Hialeah	237,069	488	681	902
TX	Garland	236,897	439	694	968
AZ	Scottsdale	236,839	467	768	1,077
TX	Irving	236,607	543	714	1,017
VA	Chesapeake	235,429	588	797	1,018
NV	North Las Vegas	234,807	370	747	1,021
CA	Fremont	232,206	510	687	966
LA	Baton Rouge	228,590	548	715	1,017
VA	Richmond	220,289	477	690	940
ID	Boise	218,281	459	695	955
CA	San Bernardino	216,108	507	648	862

Showing 1 to 95 of 95 entries

*\*New York City refers to Manhattan*

## Who is RENTCafé and How Did We Compile the Data?

- RENTCafé is a [nationwide apartment search website](#) that enables renters to easily find apartments and houses for rent throughout the United States.
- To compile this report, RENTCafé's research team analyzed apartment size data across the 100 largest cities in the US. The report is exclusively based on apartment data related to buildings containing 50 or more units.
- Apartment size data was provided by [Yardi Matrix](#), an apartment market intelligence source and RENTCafé's sister company which researches and reports on all multifamily properties of 50+ units across 121 markets in the United States.
- Based on [Yardi Matrix' definition and classification of the apartment market](#), high-end or luxury rental properties are those that fall into the discretionary (Class A+/A) and high mid-range (Class A-/B+) class categories.
- To compile the largest / smallest unit rankings, we have used an internal classification system that takes into account the 3 major property types: studio, one-, and two- bedroom units. The final position in the ranking of a particular city was determined by the aggregate rank of that city with respect to the average apartment size. The aggregate rank was calculated by tallying the rankings obtained for that city for the 3 individual property types.

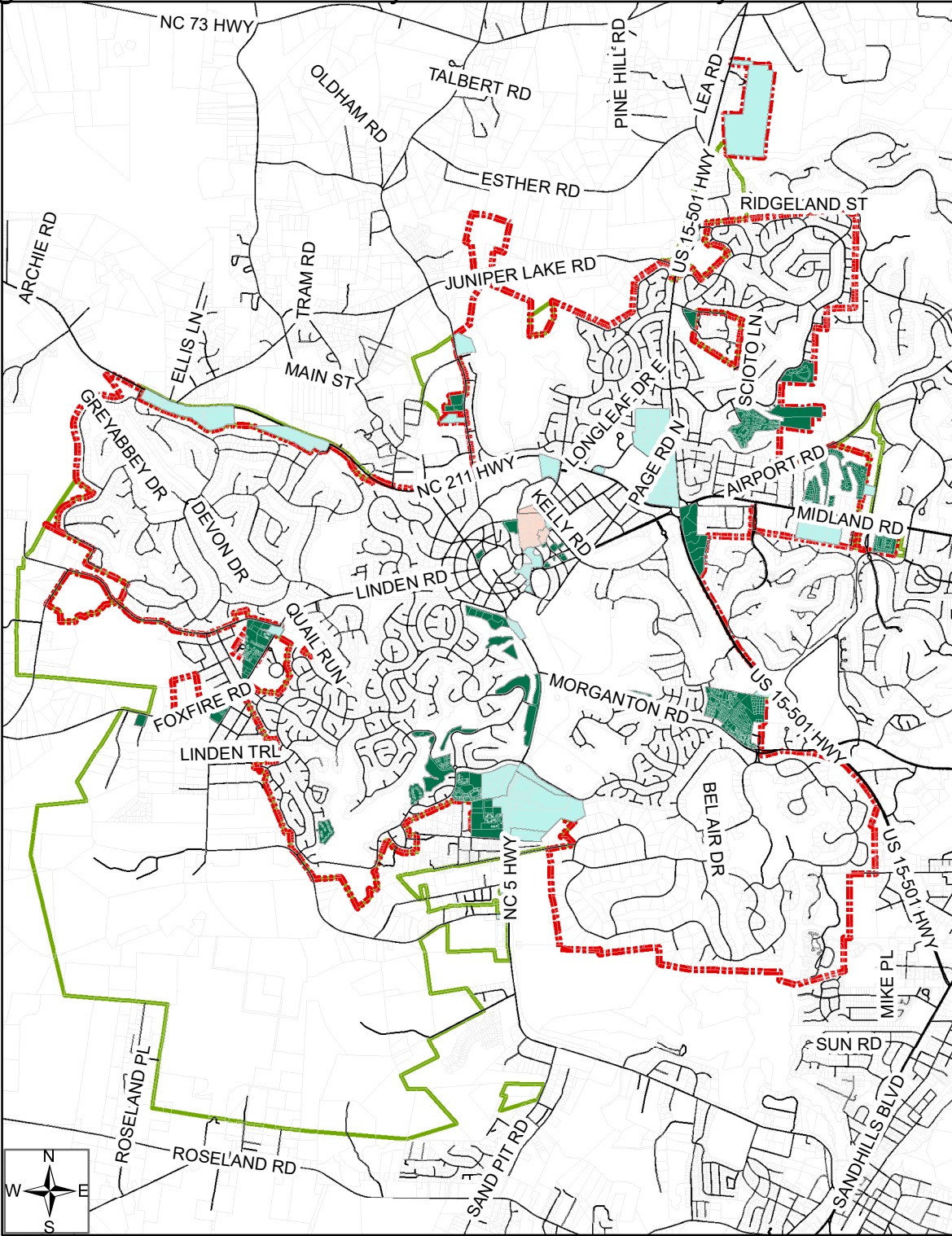
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All Zoning Districts Which Currently Allow for Multi-family or Mixed Use Dwellings








All Mixed Use Dwellings must meet the following Special Requirements:

(1) The dwelling units shall be located within the principal building, except in the VCP, VMU, or VC Districts where they may also be located in an accessory structure in the rear yard.

(2) The dwelling units shall not be located on the ground floor of the principal building.

**Legend**

	Multi-Family or Mixed Use
	Mixed Use
	Multi-Family
	Corporate Limits
	ETJ