



M E M O R A N D U M

TO: David Vehaun, City Manager
FROM: Eric S. Hawkins, AICP, Planner III
RE: **Rezoning Case #M-2011-21, Cushendall PD**
DATE: December 5, 2011

The following information is provided in response to City Council's discussion about the proposed rezoning of Cushendall from NMU to PD-C:

- The applicant has agreed to remove the multi-family designation from parcel I and permit only commercial, office, and institutional uses on this parcel. The applicant is particularly interested in marketing this site for a nursing home and/or assisted living use (similar to Agape on Lexington Commons Drive) which would be permitted under the proposed designation. This leaves parcels F, G and H as potential multi-family sites. The PD Master Plan also allows for the possibility of the rights-of-way for Glamorgan Way and Tenby Drive to be closed and combined with parcels F, G, and H to create one development site of approximately 17.81 acres. The revised PD Master Plan is attached.
- Staff has prepared the attached comparison between potential multi-family development in the existing NMU zoning and the proposed PUD zoning. As shown in the comparison, the applicant's proposal would permit fewer multi-family units than the existing NMU zoning.
- The traffic impact of the development would be reduced under the proposed PD-C zoning because there is no longer any vertical integration of uses proposed. For example, if parcels F and G are developed as multi-family, it will displace approximately 60,000 square feet of commercial space that could have been built on the ground floor with multi-family above.

If you have any questions, please contact me.

Thank you.

Attachments

cc: Bill Meyer, Planning & Development Director

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PLANNING & DEVELOPMENT

155 JOHNSTON STREET, P.O. BOX 11706
ROCK HILL, SC 29731-1706, (803) 329-7080



ESP Associates, P.A.
 P.O. Box 7030 3475 Lakemont Blvd.
 Charlotte, NC 28241 Fort Mill, SC 29708
 NC · 704.583.4949 SC · 803.802.2440
 www.espassociates.com

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CLIENT
AAPP Properties, LLC
 3368 Lake Wylie Drive
 Rock Hill, South Carolina 29732



448 Lakeshore Parkway, Suite 205
 Rock Hill, South Carolina 29730

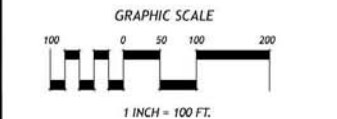
PROJECT

Cushendall

SHEET TITLE

Preliminary PD Master Plan

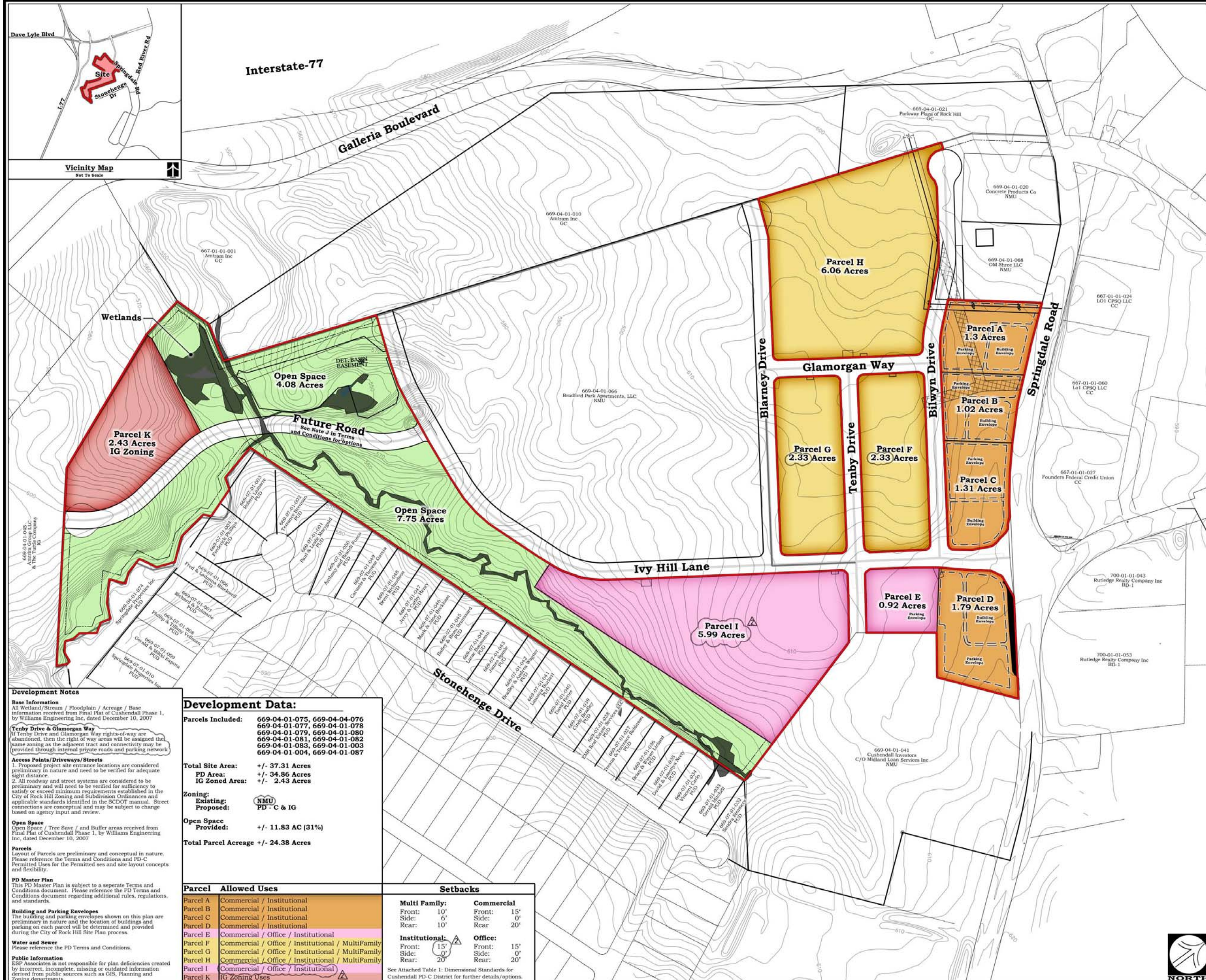
PROJECT LOCATION Rock Hill, South Carolina



PROJECT NUMBER	Z121.100
DRAWING NAME	Z121-Master Plan.psd
DATE	September 30, 2011
DRAWN BY	ML
CHECKED BY	PT

ESP / CLIENT REVISION			
NO.	DATE	BY	REVISION

AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION
1	11-8-11	ML	Revised per staff comments
2	12-5-11	ML	Revised per staff comments



Development Notes

Base Information
 All Wetland/Stream / Floodplain / Acreage / Base information received from Final Plat of Cushendall Phase 1, by Williams Engineering Inc, dated December 10, 2007

Tenby Drive & Glamorgan Way
 If Tenby Drive and Glamorgan Way rights-of-way are abandoned, then the right of way areas will be assigned the same zoning as the adjacent tract and connectivity may be provided through internal private roads and parking network

Access Points/Driveways/Streets
 1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
 2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the City of Rock Hill Zoning and Subdivision Ordinances and applicable standards identified in the SCDOT manual. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space
 Open Space / Tree Save / and Buffer areas received from Final Plat of Cushendall Phase 1, by Williams Engineering Inc, dated December 10, 2007

Parcels
 Layout of Parcels are preliminary and conceptual in nature. Please reference the Terms and Conditions and PD-C Permitted Uses for the Permitted uses and site layout concepts and flexibility.

PD Master Plan
 This PD Master Plan is subject to a separate Terms and Conditions document. Please reference the PD Terms and Conditions document regarding additional rules, regulations, and standards.

Building and Parking Envelopes
 The building and parking envelopes shown on this plan are preliminary in nature and the location of buildings and parking on each parcel will be determined and provided during the City of Rock Hill Site Plan process.

Water and Sewer
 Please reference the PD Terms and Conditions.

Public Information
 ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

Development Data:

Parcels Included: 669-04-01-075, 669-04-04-076
 669-04-01-077, 669-04-01-078
 669-04-01-079, 669-04-01-080
 669-04-01-081, 669-04-01-082
 669-04-01-083, 669-04-01-003
 669-04-01-004, 669-04-01-087

Total Site Area: +/- 37.31 Acres
PD Area: +/- 34.86 Acres
IG Zoned Area: +/- 2.43 Acres

Zoning:
Existing: NMU
Proposed: PD - C & IG

Open Space Provided: +/- 11.83 AC (31%)

Total Parcel Acreage +/- 24.38 Acres

Parcel	Allowed Uses
Parcel A	Commercial / Institutional
Parcel B	Commercial / Institutional
Parcel C	Commercial / Institutional
Parcel D	Commercial / Institutional
Parcel E	Commercial / Office / Institutional
Parcel F	Commercial / Office / Institutional / MultiFamily
Parcel G	Commercial / Office / Institutional / MultiFamily
Parcel H	Commercial / Office / Institutional / MultiFamily
Parcel I	Commercial / Office / Institutional
Parcel K	IG Zoning Uses

Setbacks	
Multi Family:	Commercial
Front: 10'	Front: 15'
Side: 6'	Side: 0'
Rear: 10'	Rear: 20'
Institutional:	Office:
Front: 15'	Front: 15'
Side: 0'	Side: 0'
Rear: 20'	Rear: 20'

See Attached Table 1: Dimensional Standards for Cushendall PD-C District for further details/options.

Comparison between potential multi-family units in the Cushendall NMU and proposed Cushendall PUD

	<u>NMU Master Plan</u>	<u>Proposed PD Master Plan</u>
Density Limit:		15 units/ac
	Neighborhood Center:	20 units/ac
	Neighborhood Proper:	16 units/ac
	Neighborhood Perimeter:	6 units/ac
 Acres of land that could be developed as multi-family:		 11.82
	80% of Neighborhood Center:	5.14
	85% of Neighborhood Proper:	19.75
	100% of Neighborhood Perimeter:	20.62
 Total # of possible units:		 177
	Neighborhood Center:	102
	Neighborhood Proper:	316
	Neighborhood Perimeter:	123
	Total:	<u>541</u>
	*Minus units built in Bradford Park:	<u>-280</u>
	Total remaining units that could be built:	<u>261</u>

*A portion of the property has already been developed as Bradford Park Apartments and includes 280 units.

Neighborhood Center Area: 6.43 ac
 Neighborhood Proper Area: 23.24 ac
 Neighborhood Perimeter Area: 20.62 ac

Notes:

-Bradford Park = 280 units on 18.7 acres = 14.9 units/ac.

-The first NMU plan for this property, Rock Hill Renaissance, allowed up to 1000 MF units and 200 SF units.