



Rezoning Analysis-Report to City Council

Case No. M-2009-10

Meeting Date: August 24, 2009
Staff Contact: Eric S. Hawkins, AICP, Planner III

SITE INFORMATION

Petitioner/Owner: Waterstone Development, LLC (Phil Murdock & Beverly Osborne)
Rock Hill, SC
803.984.2113

Existing Zoning: Multi-family-15 (MF-15)

Requested Zoning: Office & Institutional (OI)

Proposed Use: Medical office.

Location: 1458 Constitution Blvd.

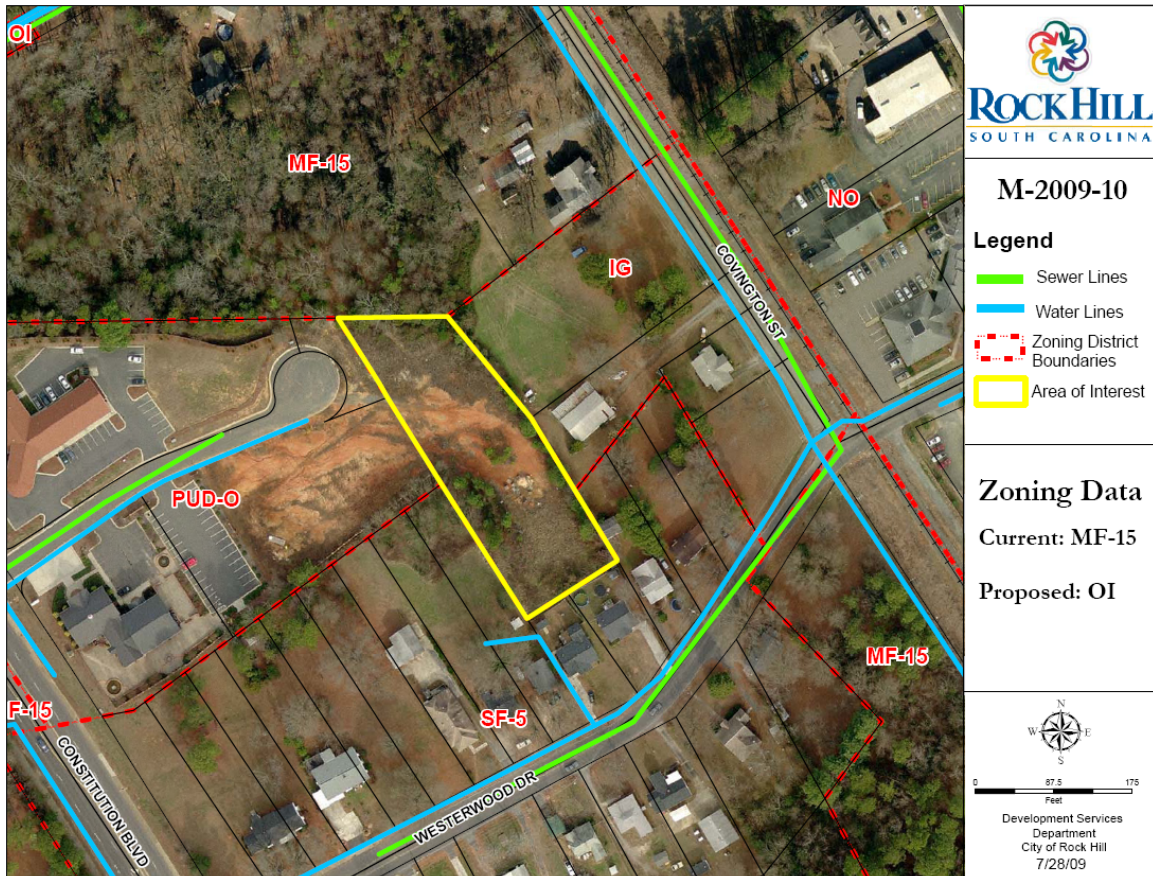
Tax Parcel: 594-01-01-025 (portion)

Acreage: Approx. 1.0 acres

LAND USE ANALYSIS

Existing Land Use Character

The subject property is located on the north side of the City and is accessed via a private road from Constitution Boulevard. Surrounding uses include single-family residential, office, and undeveloped property.



Summary of Existing and Proposed Zoning Districts

Existing Zoning

Multi-Family-15 (MF-15)- The MF-15 district is established and intended to encourage a wide range of medium to high density housing types, especially multiple family development, even though single-family detached, single-family attached, townhouses, and two- to four-family dwellings are also allowed to meet the diverse housing needs of City residents. Neighborhood commercial and complementary uses customarily found in residential zone districts, such as schools, community facilities, religious institutions, and parks and playgrounds are encouraged. The minimum lot area for single-family detached dwellings is five thousand (5,000) square feet. The maximum residential density allowed is fifteen (15) dwelling units per acre. Buildings including street-level non-residential uses may include residential units at a density of up to twenty (20) units per acre.

Proposed Zoning

Office and Institutional (OI)- The OI district is established to provide a wide variety of professional and business offices and institutions proximate to residential and more intense business districts so as to satisfy the City’s demand for services. These regulations are designed to encourage the formation and continuance of a quiet, compatible, and uncongested environment for offices intermingled with residential and institutional uses. This district is different from the other business districts in that Retail Sales and Services uses are generally prohibited. Some limited retail uses may be allowed as a conditional or special exception use, subject to specific standards, and provided their primary purpose is to serve the office workers in the district. Multiple family residential uses, community facilities, and religious institutions are also allowed. The maximum residential density allowed is five (5) dwelling units per acre, and the minimum lot area for development for all non-residential uses is one (1) acre. Live/work dwellings and upper story dwellings over a street-level non-residential use may be included at densities of eight (8) units an acre.

Proposed Development

The applicant plans to construct a +/-16,000 square foot, two-story medical office building on the subject property and the adjacent property to the west. The adjoining property to the west was zoned PUD-Office in 1998 (Newport Recreational Properties PUD) and permits medical office uses. There are no specific development standards for the property zoned PUD and the proposed development will meet the design standards of the current zoning ordinance.

PUBLIC INFRASTRUCTURE CONSIDERATIONS

Transportation

The property has access to Constitution Blvd (minor arterial). Historic traffic volumes in the area are shown below:

| Street | Vehicles Per Day | | | | Capacity* |
|--------------------|------------------|--------|-------|-------|-----------|
| | 2006 | 2001 | 1996 | 1991 | |
| Constitution Blvd. | 12,300 | 12,700 | 9,100 | 8,000 | 24,800 |

*Capacity denotes Level of Service “C”.

Public Utilities

The property has access to all necessary public utilities when combined with the adjoining property to the west. If the development proposal changes and this parcel is developed independently, water and sewer extensions will be required at the developer's expense.

CONFORMANCE TO PUBLIC PLANS

Rock Hill Comprehensive Plan

The City's Livable Land Use Map indicates that this property has both Community Mixed Use and Urban Residential land use designations.

The CMU classification is intended to create a regional destination environment providing housing, shopping, entertainment, employment, and gathering opportunities, located on or adjacent to major transportation corridors that provide high levels of access and visibility. This site is near Constitution Boulevard. Appropriate land uses should include a mix of relatively intense nonresidential uses integrated with the highest density housing, including high density residential, commercial, office, services, entertainment, educational, civic and other appropriate uses. The CMU classification should not be used to support or continue "strip type" commercial development.

The UR classification is primarily a single-family residential land use classification intended to create high quality residential neighborhoods with a variety of housing choices. Residential development should have approximate residential densities of up to three dwelling units per acre. Higher densities may be appropriate for Conservation Subdivisions or Traditional Neighborhood Development (TND) communities. Neighborhoods in the UR community should generally allow for a mix of single-family housing types such as detached houses, attached town homes, attached patio homes, and condominiums.

Conclusion

The requested rezoning is generally consistent with the City of Rock Hill Comprehensive Plan and Livable City Land Use Map.

PUBLIC NOTIFICATION

The following public notification actions have been taken:

- July 5 & 19- Planning Commission public hearing advertisements published in *The Herald*.
- July 17- Rezoning notification signs posted on subject property.
- July 17- Rezoning notification postcards sent to property owners within 300' of the subject property. A total of 24 postcards were sent to properties within rezoning area and surrounding areas.

PUBLIC FEEDBACK

No comments received to date.

PUBLIC MEETINGS

Public Hearing

A public hearing on this application was held on August 4, 2009, before the Rock Hill Planning

Commission. One member of the public spoke and the applicant presented information about the proposal.

Mr. Bill Covington, 1513 Covington Street, asked about the type of buffer that would be used between the new building and his property. He stated that the last use of his property was zoned light manufacturing for his cabinet shop but that it was inactive at this point.

Mr. Roper asked what the buffer requirements were between uses of properties. Mr. Burhans clarified that it was 10' – 20' for commercial uses. Mr. Roper clarified that the buffer required would be between 10' – 20' for commercial uses and 40' for residential use, and that the last use of the building would be the factor determining the buffer.

Mr. Covington asked about the type of fence. Mr. Hawkins stated that there was a fence around the southern edge which adjoins the residential properties, and that the applicant has indicated he would continue that fence around development. He stated that a fence was not required but that if installed, and that the width of the buffer could be reduced by 25%. Mr. Roper added that with a fence, less buffer materials could be installed.

The applicant, Mr. Phil Murdock, 140 Wylie Cove, stated that the back area was to be used for parking and that the structure would be built on the cul-de-sac side next to where the law building currently stands.

STAFF RECOMMENDATION

The proposed zoning is compatible with surrounding properties and is consistent with the land use plan. Staff recommends approval of the proposed Office & Institutional (OI) zoning.

PLANNING COMMISSION RECOMMENDATION

Following the public hearing at their August meeting, the Planning Commission voted unanimously to recommend approval of the rezoning.

ATTACHMENTS:

- Rezoning Map

For copies of the following attachments, see the online report at www.cityofrockhill.com:





- Rezoning Application
- Public Notice Affidavits



ROCK HILL
SOUTH CAROLINA

M-2009-10

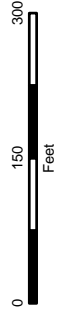
Legend

-  City Limit
-  Building
-  Zoning District Boundaries
-  Area of Interest

Zoning Data

Current: MF-15

Proposed: OI



Development Services
Department
City of Rock Hill
7/28/09

