



Utility Extension Request
**Blanchard Business Park –
Updated Report to City Council**
Meeting Date: March 28, 2011

Location:	The property is not contiguous to the City limits.
Site Area:	Approximately 78 acres
Request:	Consider water & sewer utility extensions for future development.
Proposed Development:	Industrial park.
Applicant:	Keck & Wood, Inc. (Daniel Wallace) Rock Hill, SC 803.324-3192
Owner/Developer:	Tom Cat Too, LLC (Tom Arthur) Columbia, SC 864.585.2745

Development Proposal

City water & sewer services are requested to serve the property within Blanchard Business Park, adjacent to Blanchard Caterpillar at the corner of Lazy Hawk Rd. and Caterpillar Dr. Blanchard Caterpillar is visible from I-77 just south of Mt. Holly Rd. (Exit 73). The closest portion of the subject property is approximately 1000' west of I-77. The proposed development consists of two new streets and twelve lots ranging in size from 4 to 10+ acres. Some of the lots may be combined to create larger sites based on the needs of tenants. The developer is marketing the property and plans to install the infrastructure so the lots will be available for immediate development.

The Utility Extension Policy requires Council approval of a Project Standards Agreement for non-residential development that is not contiguous to the City Limits. The property is approximately 5,600' south of the City Limits. The design standards found in Article 6 of the zoning ordinance were used as the starting point for the Project Standards Agreement. The subject property is within a PUD that was approved by York County in 1998. The PUD established large buffers and open space areas for the overall development in lieu of buffering and open space for individual development sites. Most of the modifications requested by the applicant are minor and are similar to modifications that have been granted for other developments within the City through the PD process.

The applicant is requesting modifications of certain standards and the following outline is intended to show how the proposed modifications relate to the City's and County's design standards:

- Loading Area Standards
City: Paved loading areas required.
County: Gravel loading areas permitted.
Proposal: Allowance for gravel outdoor storage areas in cases where the applicant can demonstrate need based on the tenant's operating characteristics. This will be reviewed on a site-by-site basis and is intended to accommodate

potential tenants with outdoor storage for heavy material and equipment that would damage concrete or asphalt (for example: parking for track hoes, bulldozers, etc.)

- Waive the tree and vegetation protection standards for individual sites. Tree retention for the development has been met through extensive buffers and open space areas that were established by the approved PUD.
- Waive the landscaping standards. Landscaping will be provided in accordance with the York County Zoning Ordinance.
- Omit limits on disturbance of steep slopes. The site was previously used as a borrow pit and there may be areas of steep slopes created by this operation that need to be graded prior to development.
- Waive open space standards for individual lots. Open space has been preserved for the overall development within the buffers around the perimeter of the property.
- Modify the limitations on certain building materials to require masonry or other permitted materials on the first 20' or 50% of the building height (whichever is greater) and to require that material to be wrapped around the corners and continued for at least 20' along the sides of the building. There would be no restrictions on building materials for the remaining portions of the building.
- Waive signage standards. Signage requirements were established by the approved PUD which permits two directory signs (max. 15' high & 50 s.f. message area each), one free-standing sign per lot (max. 10' high & 50 s.f. message area), and wall signs (max. 10% of building area).
- Waive traffic impact standards. Traffic impact analysis will comply with County zoning standards.

The property's location and the fact that the property has limited visibility from any collector or arterial roads are cited as additional justification for the proposed modifications. The applicant's proposal is outlined in the attached letter from Daniel Wallace dated Feb. 24, 2011.

Staff Report Update – March 21, 2010

We have done further research into the specific differences between City and County standards and would offer the following clarifications on the proposed standards that would replicate City practice or intent:

1. The City does allow gravel storage areas in similar situations, including at the City Operations center currently under construction. We do not allow gravel loading areas, but we do not believe that is the intent of this proposal.
2. The City has allowed modified tree and open space preservation in our own PD's or unified developments, and we actually think this is preferable to requiring these items on a lot by lot basis in industrial areas. A good example of this is Southcross Business Park.

3. The City has waived steep slope restrictions on other sites where they were the result of human activity rather than natural formations.
4. The proposed sign standards that are already of record in the County PD approval are a mixture of more or less restrictive sizes. The individual site signs within the park are larger than under City Code (50 versus 24 square feet, 10 versus 6 ft. high), but the two directory signs are significantly smaller than allowed by City Code (50 versus 64 or up to 260 feet on the interstate, 15 versus up to 36 feet high). In this case, the publically visible directory signs are of more overall impact than the “internal” site signage, and the County is more restrictive.
5. We have participated with the County in many traffic impact analyses, and our experience is that the County is generally more demanding in their requirements as far as the area and number of intersections studied. Technical practices are generally the same.

This leaves the two primary issues of the landscape and architectural requirements. On the landscaping requirements, there are different levels of cost and effort in the two codes. Along the street, the County requires 12 trees/6 shrubs and the City requires 3 trees/4 ornamental trees/10 shrubs/100 s.f. of groundcover. City parking lots require shrubs and trees, County just trees in a larger overall landscaped area. The big difference between the two codes is City requirements for building foundation plantings that are not required in the County. Overall, the County requires more area to be “green”, but somewhat fewer plants to be planted. The City allows more impervious use of a site, but requires heavier, more textured landscaping in what is left as “green”. This is a fundamental difference between urban and suburban, and meeting both standards would be a difficult task and would result in significantly more overall cost to a site.

On the architectural standards, the proposal meets about 95% of the City’s requirements in this area, including roof design, façade massing and other requirements that are not in the County code. The City prohibits certain materials (including corrugated metal) on sides facing the street or public areas of adjacent sites. It does not have restrictions on rears or sides facing other buildings without public views. The applicant in this case is asking to allow corrugated metal above 20 feet on these public views. This is not uncommon practice and there are several handsome well-designed buildings in the City which have similar mixed use of metal with masonry (including Thies Corporation, Possehl Electronics and Superior Washer in the Airport Industrial Park). As we refine our own standards, some similar flexibility, especially in internal business park locations may be appropriate for consideration. We already have the flexibility to modify this requirement in certain existing developed areas.

In summary, the proposed project standards agreement meets the vast majority of City standards. There is acknowledgement on the landscape front that it is difficult to satisfy these two masters, but there is no significant impact on the bottom line of the project. On the architectural side, there is one request for flexibility that while having some financial impact, is not a significant weakening of the City’s overall intent.

Existing Zoning District Summary

The subject property is within the existing Lazy Hawk Rd. PUD that was approved by York County Council on Nov. 16, 1998, and revised on Feb. 27, 2008 (attached). There is currently one business within the PUD: Blanchard Caterpillar, located at the corner of Lazy Hawk Rd. and Caterpillar Dr.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The property will be accessed by an extension of Caterpillar Drive and another new street. Caterpillar Dr. connects to Lazy Hawk Rd. which is a frontage road to I-77 and connects to Mt. Holly Rd. (SC 901).

Public Utilities

Water and sewer can be provided by extension of the existing lines along Lazy Hawk Rd.

RECOMMENDATION

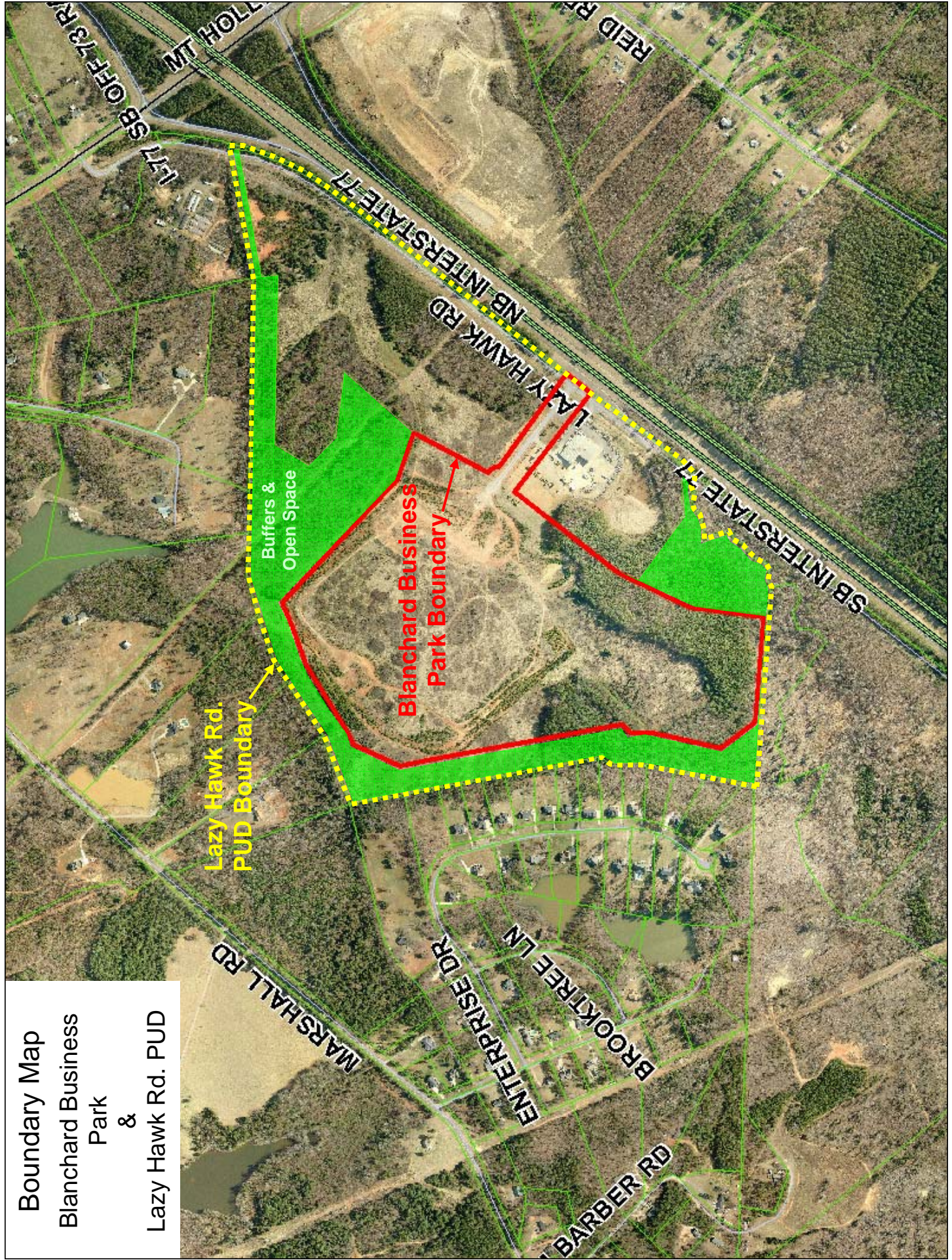
Staff recommends approval of the water and sewer extension subject to the execution of a Project Standards Agreement as outlined in this report.

Attachments

- Location Map
 - Letter from Daniel Wallace dated Feb. 24, 2011
 - Lazy Hawk Rd. PUD Plan
 - Example Building Elevations
-

Staff Contact: Eric S. Hawkins, AICP, Planner III
ehawkins@cityofrockhill.com
803.329.8763

Boundary Map
Blanchard Business
Park
&
Lazy Hawk Rd. PUD



Lazy Hawk Rd.
PUD Boundary

Buffers &
Open Space

Blanchard Business
Park Boundary

Boundary Map

Blanchard Business
Park
&

Lazy Hawk Rd. PUD



ROCK HILL
SOUTH CAROLINA

Utility Extension
Request for
Blanchard Business
Park

Legend



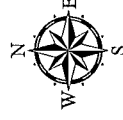
Building



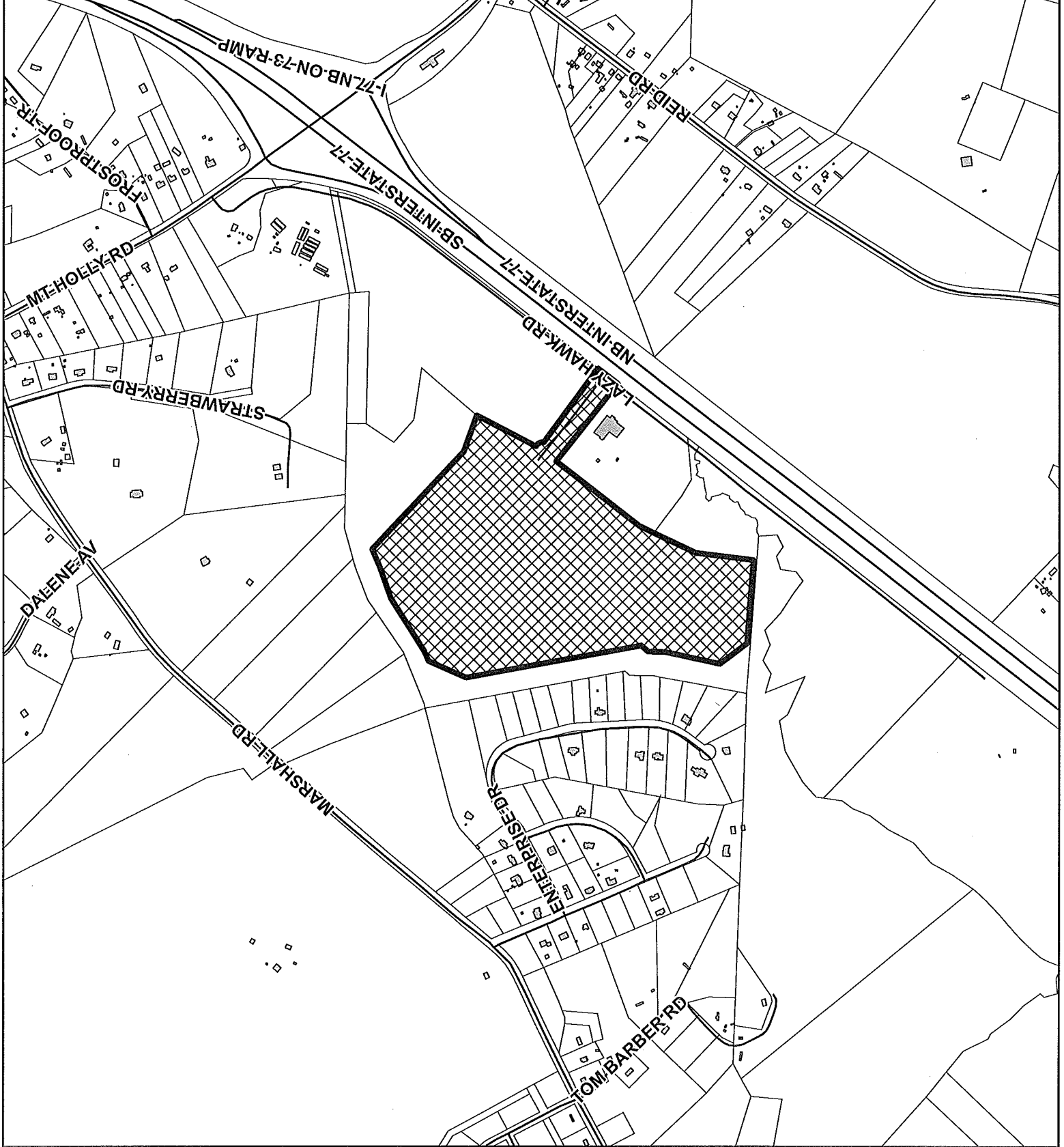
Subject Property

Zoning Data

Existing: PUD
(County)



Planning & Development
Department
City of Rock Hill
03/08/11





KECK & WOOD, INC.

*Formerly Doing Business as
Williams Engineering, Inc.*
215 Hampton Street, Suite 100
Rock Hill, South Carolina 29730
Office: (803) 324-3192
Fax: (803) 324-8919

February 24, 2011

City of Rock Hill
Planning Staff
155 Johnson Street
Rock Hill, SC 29730

Re: Lazy Hawk Road PD
Project Standards Agreement

KW Reference No: 106414.00
City of Rock Hill Reference No: 20100313

Dear City Staff:

As you are aware, Tom Cat Too, LLC is considering developing approximately 78 acres of land located within the existing Lazy Hawk Road PD as generally indicated on the sketch plan submitted to the City of Rock Hill on August 5, 2010. The portion of land to be developed is identified as tax map number 617-00-00-001.

In order to develop this property, the City of Rock Hill water and sewer utility lines will need to be extended to provide service. Based on comments from and discussions with City staff, it is our understanding that although the project is located in a PD district within York County, the individual sites developed within the park will be subject to Article 6 of the Rock Hill Zoning Ordinance unless a Project Standards Agreement is executed between the owner and the City of Rock Hill modifying this requirement.

We present the following information for consideration in developing a Project Standards Agreement for tax parcel 617-00-00-001 located within the Lazy Hawk Road PD:

PROPERTY INFORMATION:

The Lazy Hawk Road PD was approved by York County Council on November 16, 1998 with note revisions approved by York County Planning Staff on February 27, 2008. The entire Lazy Hawk Road PD consists of the following tax parcels: 617-00-00-001, 617-00-00-026, 617-00-00-077, 617-00-00-084, 617-00-00-085, 617-00-00-086, and 617-00-00-087.

The tax parcel on which Tom Cat Too, LLC is proposing improvements is 617-00-00-001. City water and sewer is proposed to be extended to serve this development.

There is currently one existing business (Blanchard Caterpillar) located within the PD and it fronts along Lazy Hawk Road. This property is not located within the City of Rock Hill but is

served with City of Rock Hill water and sewer. The existing facility is constructed of a combination of masonry and metal siding.

Blanchard Caterpillar made significant landscaping improvements along the interstate frontage near the entrance to the PD that was not a requirement of any governing authority in order to improve aesthetics to the area.

The portion of land proposed for development does not front Lazy Hawk Road and is isolated behind the existing Blanchard property, the Blackwell Property, and dedicated open space of the PD. The closest portion of the subject tract is approximately 1000' from the interstate and is located outside the city limits in a rural area of the county.

We feel that the location, enclosed nature of the site, and existing facility, support our requests for modifications to the development requirements for the site.

PROPOSED PROJECT DEVELOPMENT REQUIREMENTS:

Tax parcel 617-00-00-001 will be developed in accordance with the approved PD included as Exhibit 1, the recorded restrictive covenants for the site included as Exhibit 2, and the York County Zoning Ordinance. In addition to these requirements, the property will be subject to the sections of the City of Rock Hill Zoning Ordinance (May 20, 2010) listed below, modified as noted.

- Article 6-100(C)(3)(a) – Off Street Parking and Loading - Add statement that gravel outdoor storage areas will be considered on a site by site basis by City Staff. No other sections of Article 6-100 apply. Parking shall be in accordance with the approved PD for the site and the York County Zoning Ordinance. (Examples when gravel needed: lay down yards for material, equipment, parking for track hoes, bulldozers, etc.)
- Article 6-400 – Fencing Standards
- Article 6-500 – Environmentally Sensitive Lands – Omit requirements of 6-500(B). Due to the sites prior use as a borrow pit, there may be areas of steep slopes that need to be graded during site development.
- Article 6-700 – Exterior Lighting Standards
- Article 6-800(C) (D) – Modify the Building Materials section to state that an acceptable material shall be used up to 20' or 50% of the building height, whichever is greater, on the front face of the building and continue at least 20' down each side of the building. The remaining portion may be corrugated metal siding or other suitable building material. The remaining side walls and rear walls of the building may be corrugated metal siding or other suitable building material.

In addition to the above sections of the Rock Hill Zoning Ordinance we understand that all water and sewer improvements on the site must be in accordance with the City of Rock Hill Water and Sewer Specifications. The remaining infrastructure (roads, storm drainage system, water quality features) will be developed in accordance with the approved PD and the York County Zoning Ordinance.

Any item not specifically addressed in the above sections of the Rock Hill Zoning Ordinance will be developed in accordance with the approved PD, restrictive covenants, and the York County Zoning Ordinance.

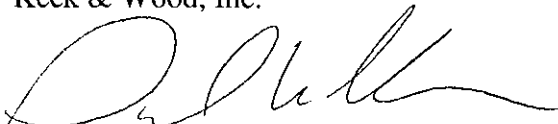
SECTIONS OF RHZO NOT APPLICABLE TO PROJECT:

- Article 6-200 – Tree and Vegetation Protection - Tree retention for the development has been met through perimeter buffers and open space established on the approved PD. Tree retention requirements will not apply to individual lots.
- Article 6-300 – Landscaping Standards - Waive Article 6-300 in its entirety. Landscaping will be installed per the approved PD, the restrictive covenants, and the York County Zoning Standards.
- Article 6-600 – Open Space Standards - Per the approved PD, open space is already established for the development and does not apply to individual sites.
- Article 6-900 – Signage - Signage requirements are specified on the approved PD for the development.
- Article 6-1000 – Traffic Impact Standards - Traffic impact analysis, if necessary, will be performed per York County Zoning Standards.

In addition to the above mentioned items, the permitted uses for the development as well as the individual lot setbacks are established on the PD.

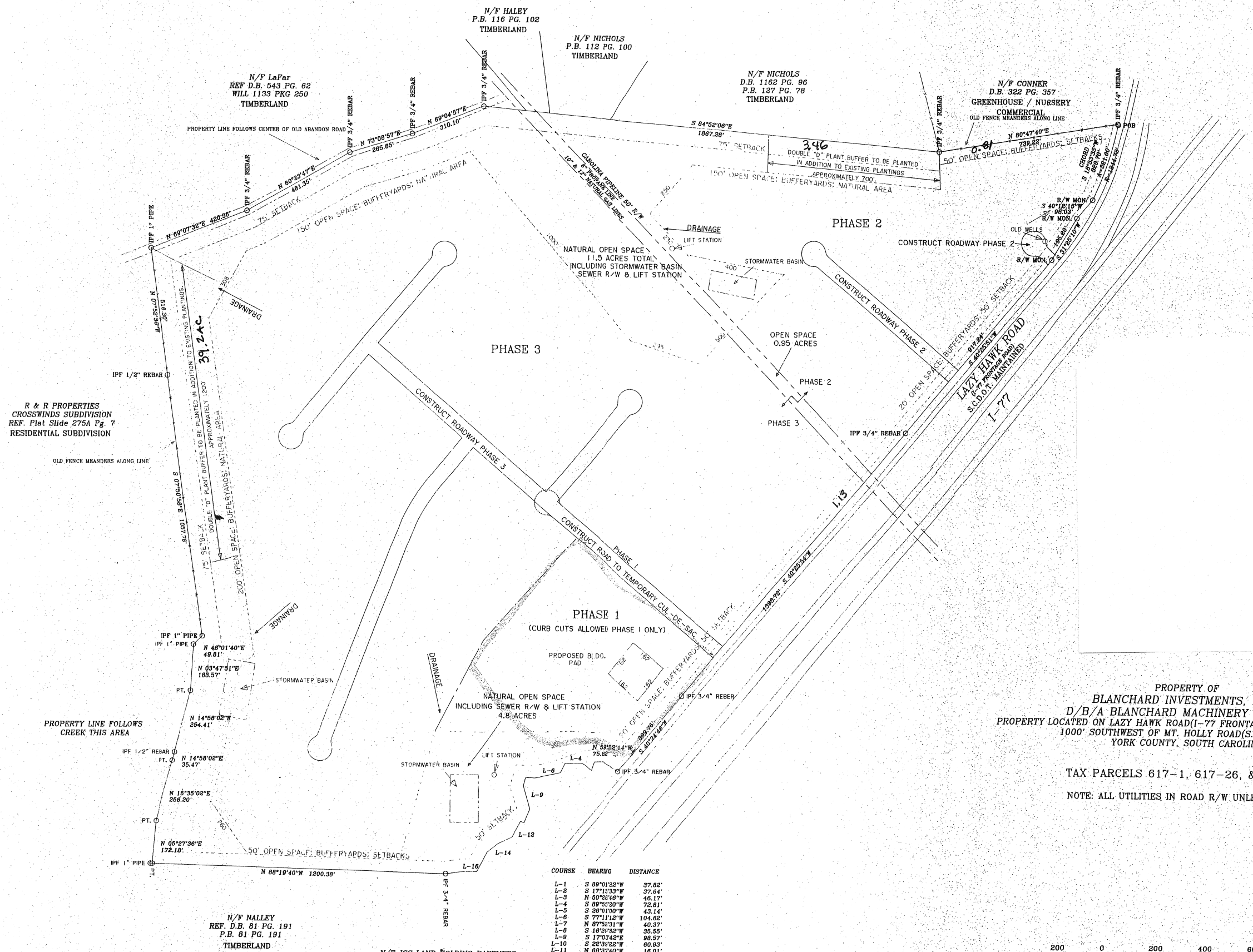
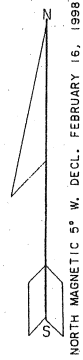
We look forward to hearing back from you regarding this project. If you need any additional information or have any questions, please contact us.

Sincerely,
Keck & Wood, Inc.



Daniel Wallace, PE
Project Manager

Attachments: Exhibit 1 – York County Approved PD Plan, Exhibit 2 – Recorded Restrictive Covenants, Exhibit 3 – Facade Examples



R & R PROPERTIES
CROSSWINDS SUBDIVISION
REF. Plat Slide 275A Pg. 7
RESIDENTIAL SUBDIVISION

PROPERTY LINE FOLLOWS
CREEK THIS AREA

N/F NALLEY
REF. D.B. 81 PG. 191
P.B. 81 PG. 191
TIMBERLAND

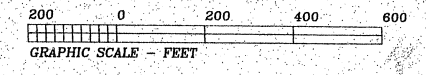
N/F JCC LAND HOLDING PARTNERS
REF. D.B. 1124 PG. 55
P.B. 8 PG. 198 TRACT 2
TIMBERLAND

COURSE	BEARING	DISTANCE
L-1	S 89°01'22"W	37.82'
L-2	S 17°13'33"W	37.64'
L-3	N 50°25'49"W	45.17'
L-4	S 89°55'20"W	72.81'
L-5	S 28°01'00"W	43.14'
L-6	S 77°11'12"W	104.62'
L-7	N 87°52'31"W	40.37'
L-8	S 16°29'32"W	35.55'
L-9	S 17°03'42"E	98.57'
L-10	S 22°35'22"W	69.93'
L-11	N 68°31'40"W	18.91'
L-12	S 28°06'22"W	70.83'
L-13	S 84°27'06"W	65.25'
L-14	S 51°54'08"W	55.98'
L-15	S 27°27'48"W	68.43'
L-16	N 89°18'59"W	57.48'
L-17	S 82°17'51"W	72.58'

PROPERTY OF
BLANCHARD INVESTMENTS, INC.,
D/B/A BLANCHARD MACHINERY COMPANY
PROPERTY LOCATED ON LAZY HAWK ROAD(I-77 FRONTAGE ROAD) APPROXIMATELY
1000' SOUTHWEST OF MT. HOLLY ROAD(S.C. HWY. 901)
YORK COUNTY, SOUTH CAROLINA

TAX PARCELS 617-1, 617-26, & 617-27

NOTE: ALL UTILITIES IN ROAD R/W UNLESS NOTED.



NO.	DATE	BY	REVISION
3	11-98	CAS	REV. SUBMITTAL COPY
2	10-98	CAS	REV. SUBMITTAL COPY
1	9-98	CAS	SUBMITTAL COPY

KEISTLER ENGINEERING CO., INC.
P.O. BOX 522 217 DEARBORN STREET
GREAT FALLS, S.C. 29055
PHONE (803)482-6200

SCALE: 1" = 200'
DATE: MAY 27, 1998
DRAWN BY: C.A.S.
CHECKED BY:
APPROVED BY:

BLANCHARD INVESTMENTS, INC.
YORK CO., S.C.
PRELIMINARY PLAN

DRAWING NO.	SHEET NO.
2880	2

J-2229E





lowers Baking Co.

Bluff Commons

NOW LEASING

5,000 sq ft
to
20,000 sq ft



1918

MABRY
COMMERCIAL REAL ESTATE

MIDLANDS
COMMERCIAL REAL ESTATE

REB
COMMERCIAL REAL ESTATE



JOHNSON DEVELOPMENT ASSOCIATES, INC.

INDUSTRIAL & MULTI-FAMILY REAL ESTATE DEVELOPERS



FLORENCE MARKET - FLORENCE, SC

PEE DEE TOUCHSTONE ENERGY COMMERCE CITY
SPEC BUILDING II

SPECS: 317,000 SF cross dock expandable to 500,000 SF

SITE: 30 +/- acres

CLEAR HEIGHT: 32' 6"

COLUMN SPACING: 50' x 52' with 60' interior staging bays

FLOOR: 6" reinforced 4,000 psi concrete

ROOF: TPO white heat welded system

LIGHTING: 400 watt metal halide

TRUCK COURT: 150' deep with opposing trailer storage

TRUCK DOORS: 70 (9' x 10') doors; 1 (14' x 16') drive-in ground level door

FIRE PROTECTION: ESFR with 100% coverage

UTILITIES: Water, sewer, gas, and electricity are delivered to building; fiber capabilities are present

LOCATION: 3046 Bill Crisp Drive, Florence, SC; I-95 at SC State Road 327; 4 miles to I-20

HIGHLIGHTS

- ▶ 317,000 SF
- ▶ 32' 6" clear height
- ▶ Onsite trailer storage