



Proposed Map Amendment-Report to City Council

Case No. M-2011-23

Meeting Date: November 28, 2011
Staff Contact: Leah Youngblood, Senior Planner

INFORMATION

Location: Northwest of the existing Old Town boundary
Site Area: Approximately 183.62 acres
Request: Add this area to the Old Town Map (*Appendix 10-A in Article 10: Definitions and Rules for Interpretation*)
Application Date: October 4, 2011.
Applicant: Rock Hill Planning Commission

BACKGROUND

Currently, much of the area around the Winthrop University campus is not designated as being part of Old Town. The proposed map amendment would include a larger part of the area around the Winthrop campus on the Old Town map. The significance of being included as part of the Old Town map is that those properties have different zoning requirements than properties that are not included on the Old Town map.

EXPLANATION OF AMENDMENTS

The purpose of including more land around Winthrop University on the Old Town map is to facilitate rehabilitation, development or redevelopment there in accordance with the College Town Action Plan (<http://www.collegetownrockhill.com>).

The Old Town standards support development of a dense, urban, pedestrian-oriented nature. Because the goal of the College Town Action Plan is to reinforce this pattern, and much of the Winthrop area already has many of the same attributes, it makes sense to have the Old Town standards apply to the area around campus.

Having the special provisions associated with Old Town apply to the area around Winthrop should aid development efforts there because of the increased flexibility that they offer. The special provisions associated with Old Town are far ranging and reach areas including but not limited to those shown on the attached list: parking, pedestrian and bicycle facilities, landscaping and open space, density, design standards, and administrative adjustments.

In addition to these proposed amendments, as we continue to update the Zoning Ordinance over the coming months, we may consider other amendments that would positively affect development in Old Town but also should apply outside of Old Town, such as reducing stacking requirements and increasing allowances for shared parking.

PUBLIC NOTIFICATION

Staff hereby certifies that the required public notification actions have been completed as follows:

- Oct. 2- Planning Commission public hearing advertisements published in *The Herald*.
- October 17- Public hearing signs posted in area proposed to be newly included on the Old Town

map

- October 14- Public hearing letters mailed to property owners within 300 feet of area proposed to be newly included on the Old Town map

PUBLIC HEARING

Planning Commission members clarified that the application was a map amendment, not a rezoning. Staff noted that the proposed amendments would not affect land use, only the design standards for new and redeveloped properties.

Resident Jeremy Dreier, 1159 Winthrop Drive, requested that the properties to the north of Ebenezer Road be excluded from the Old Town boundary based on the issue of stormwater runoff in the area and because the neighborhood had not had sufficient opportunity to evaluate and understand the ramifications of the boundary expansion.

Planning Commission chair Tom Roper noted his reservations regarding the inclusion of a portion of the Fewell Park neighborhood into the Old Town area, adding that the properties in question were larger and did not exhibit the typical smaller lot sizes of Old Town. He suggested excluding the Fewell Park properties from the proposed boundary area at this point and then possibly adding them to the Old Town map at a future time.

Property owner Maggie Sutton asked whether the owners of current buildings would be required to bring their properties into compliance with the design standards, and if so, by what date. Chair Roper explained that if the proposed ordinance amendments were enacted, in the area that is proposed to become part of Old Town, the standards associated with Old Town would only apply to new construction or the redevelopment of properties, not to existing buildings.

STAFF RECOMMENDATION

Staff recommends approval of the proposed amendments.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission unanimously recommended approval of the proposed map amendment, with one change: excluding from the Old Town boundary the area north of Ebenezer Road from Oakland Baptist to Sedgewood Drive. Two reasons were given for this recommended change: because of stormwater issues in that area and because those parcels are part of the Fewell Park neighborhood.

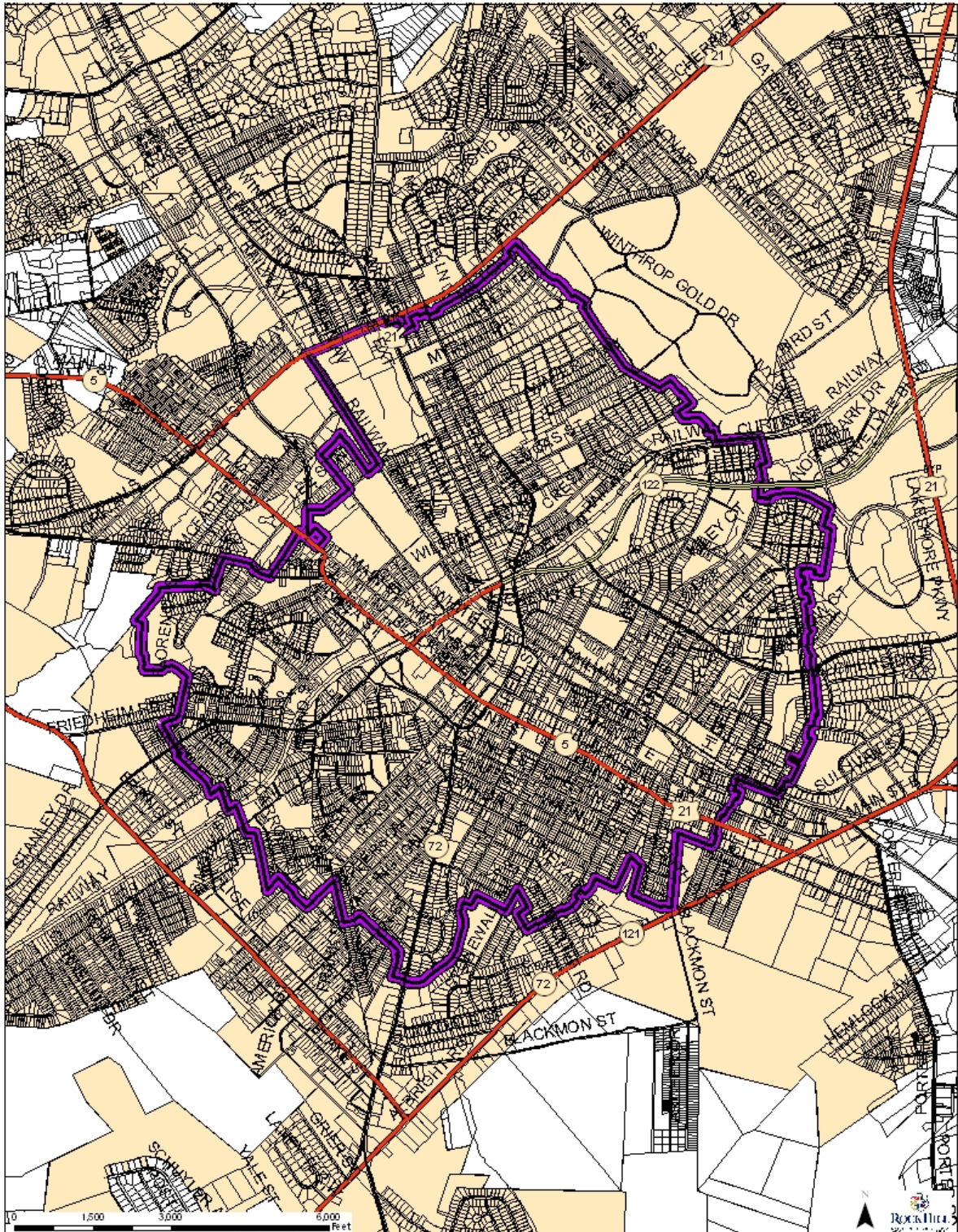
ATTACHMENTS:

- Depiction of current Old Town map (*Appendix 10-A in Zoning Ordinance*)
- Depiction of proposed addition to Old Town map (*Appendix 10-A in Zoning Ordinance*)
- List of Zoning Ordinance standards that are unique to Old Town

Please note: The attached maps are depicted as they were advertised during the City's public notice process. They do not reflect the change recommended by the Planning Commission.

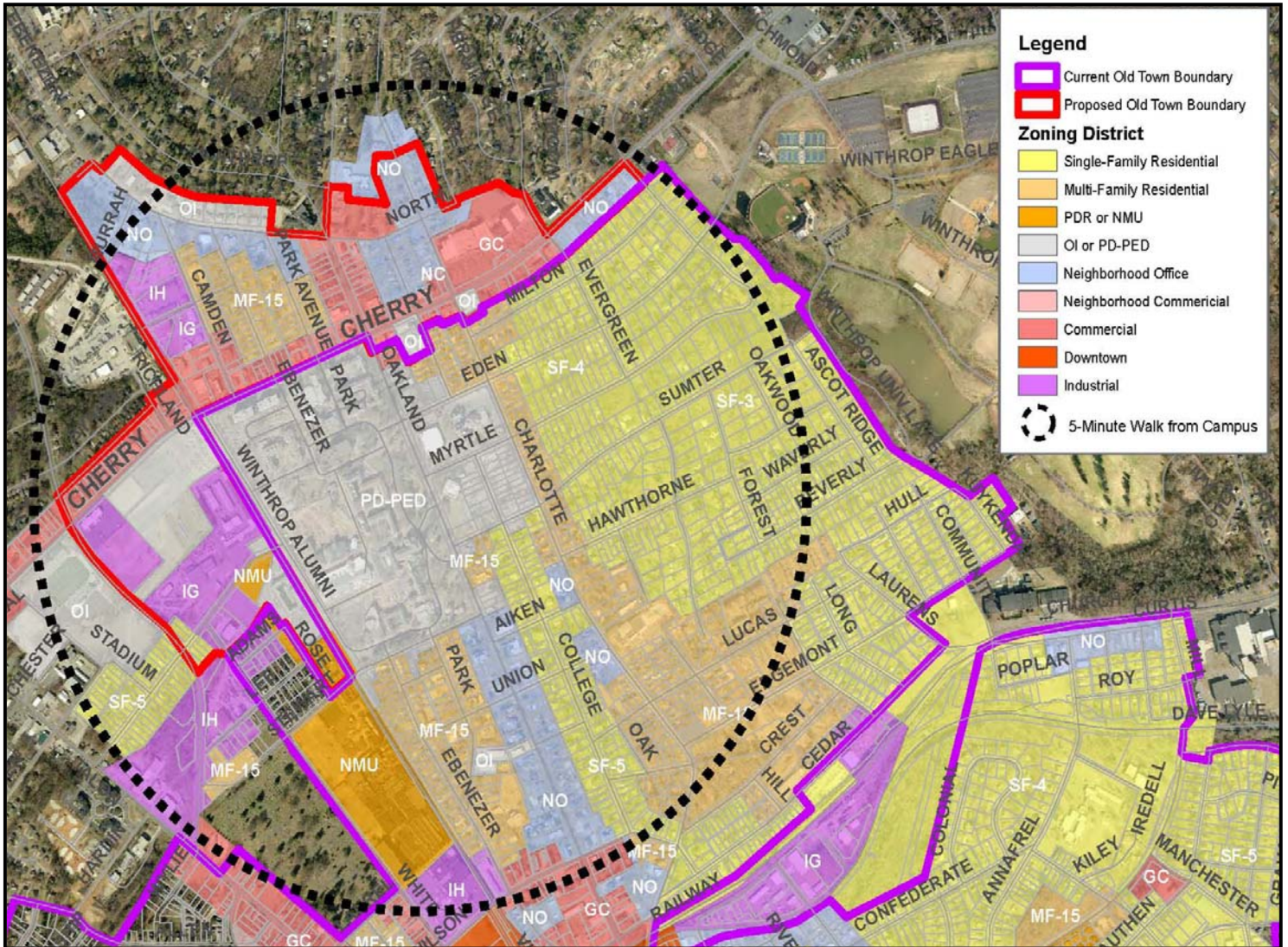
APPENDIX 10-A: OLD TOWN MAP—CURRENT MAP

The Official Old Town Map is located in the offices of the Planning & Development Department, and is available for public inspection during normal business hours.



APPENDIX 10-A: OLD TOWN MAP—PROPOSED ADDITION TO OLD TOWN MAP SHOWN IN RED

The Official Old Town Map is located in the offices of the Planning & Development Department, and is available for public inspection during normal business hours.



Old Town standards

Parking

- Developments may provide only 80% of the required minimum parking. Developments must not provide more than the allowed maximum parking unless an Alternative Parking Plan is approved.
- Developments may use on-street parking to satisfy minimum.
- Off-street parking must be consistent with surrounding area.
- Parking spaces and driveways do not have to be spaced at least 10 feet from the building to allow for sidewalks and landscaping.

Pedestrian and bicycle facilities

- Pedestrian pathways are not required between adjacent parking lots.
- More bicycle parking racks must be provided than are required otherwise.

Landscaping and open space

- Old Town is exempt from Tree Canopy Retention Standards but not Protection of Heritage Trees.
- Staff is authorized to modify or waive landscaping requirements based on the physical restraint of the site, consistency with character of the area, and whether it is in scale with redevelopment activities.
- Smaller landscaping buffers are required.
- Parking lot screening strip may be narrower than otherwise required (an average of 5 feet of width is required in Old Town, and an average of 10 feet of width is required elsewhere).
- Required open space percentages are smaller than otherwise required (10% is required in Old Town).

Density

- Old Town is the only area where a density of 8 units per acre is allowed for single-family development. Other areas require less dense single-family development.

Design standards

- Old Town is exempted from all development and design standards except for infill design and development standards. The infill design and development standards seek to create an urban environment primarily by guiding new development to occur in a manner that is compatible with existing development in the area. For example, front and side yard setbacks for new development must be 25% of the average of the existing setbacks found along the same block face, and if 70% of single-family homes on an existing block have front porches, all new single-family homes there must also have front porches. Parking is generally required to be located toward the rear of buildings, and an operable building entrance must face the street.

Administrative adjustments

- The allowable modification for administrative adjustments to certain requirements of the Zoning Ordinance often are greater in Old Town than in other districts.

TABLE 2-300(F): STANDARDS SUBJECT TO ADMINISTRATIVE ADJUSTMENTS		
STANDARD	ALLOWABLE MODIFICATION	
	OLD TOWN	OUTSIDE OLD TOWN
Any numerical dimensional standard from Table 5-100(A), <i>Dimensional Standards in the Residential Zone Districts</i> , or Table 5-100(B), <i>Dimensional Standards in the Business Zone Districts</i>	Modify by up to 20%	Modify by up to 10%
Any required setback from Tables 5-100(A) or (B) to protect root zones of existing healthy trees retained on a site during and after construction		Modify by up to 20%
Required separations of a use from certain zoning districts or other uses, as specified in Section 4-300	Modify by up to 20%	Modify by up to 10%
Required separations of a use in an existing building from certain zoning districts or other uses, as specified in Section 4-300	Modify by up to 100% based on 2-300(F)(4)(j) below	
Perimeter buffer width standard from Table 6-300(F)(1), <i>Buffer Classifications</i>	Modify by up to 20%	No reduction allowed
Building, parapet or appurtenance height limits in Table 5-100(B), <i>Dimensional Standards in the Business Zone Districts</i> , and described in section 5-200(D).	Modify by up to 10%	Modify by up to 25%
Minimum required number of off-street parking spaces from Table 6-100(D)(1), <i>Minimum Off-street Parking Standards</i>	Modify by up to 20%	Modify by up to by 5% (only to protect root zones of existing trees with 10 inch dbh or greater)
Minimum Connectivity Index score of 1.65 (Section 6-800(A)(2)(b)(1)(c))	Modify by up to 25%	Modify by up to 15%
Limitation on the maximum number of off-street parking spaces located between a primary building façade and the street it faces for: Commercial and public and institutional development in the OI, LC, CC, CG, PD-C, and PD-MEC districts (Section 6-800(C)(9)(a)(2)); or Large Retail Establishments (Section 6-800(D)(7))	Modify by up to 20%	
Requirement that no parking be located between a single-family dwelling and the street it fronts (Section 6-800(E), <i>Infill Design and Development Standards</i>)	Modify by up to 100% (reductions allowed to protect heritage trees or where space or topographic considerations prevent access to the rear of a lot)	N/A
Front and side yard setbacks for corner lots developed with Commercial or Public and Institutional Uses (Section 6-800(E), <i>Infill Design and Development Standards</i>)	Reduce to minimum of up to 5 feet	N/A
Maximum building footprint for Commercial and Public and Institutional Uses (Section 6-800(E), <i>Infill Design and Development Standards</i>)	Modify by up to 25%	N/A
Glazing standards for: Commercial and public and institutional uses (Section 6-800(C)(4)(b)(2)); or Primary ground floor front facade glazing standards for Large Retail Establishments (Section 6-800(D)(2)(b)(1))	Modify by up to 25%	