



Rezoning Analysis-Report to City Council

Case No. M-2009-09

Meeting Date: July 27, 2009
Staff Contact: William Meyer, AICP, Development Services Director

SITE INFORMATION

Petitioner/Owner: Greens of Rock Hill, LLC
Request: Establish a Land Development Agreement for Riverwalk
Location: 2850 Cherry Road
Tax Parcels: 662-07-01-094 & 662-07-01-095
Acreage: Approx. 1008.73 acres

BACKGROUND

As stated in the Rock Hill Zoning Ordinance, the purpose of Land Development Agreements is to encourage comprehensive planning and capital facilities planning, to ensure the provision of adequate public facilities for development, and to encourage the efficient use of resources, while providing certainty in the process of obtaining development permits and reducing the economic costs of development by providing greater regulatory certainty for both the City and the applicant. The proposed Riverwalk Land Development Agreement (LDA) is a companion to the Riverwalk PD Master Plan. This is the first use of a formal LDA by the City. The LDA is necessary to convey the entirety of the proposal, including the phasing and responsibilities for much of the infrastructure to support the project. In addition, the LDA covers other financial and regulatory aspects of the relationship between the City and developer in moving the property from its former heavy industrial use to a contemporary mixed use development at a major gateway to the City.

Because the Riverwalk PD was approved prior to this LDA, the development regulation details of the LDA are covered via the attachment of the adopted PD documents. (We have only attached the Master Plan and Terms and Conditions documents to this draft.) There is some language within the LDA which further clarifies terms in the PD documents, largely regarding the financing of infrastructure and conveyance of public improvements to the City. It should be noted that adoption of an LDA under state law allows for the project to be developed under the regulations in place at the time of LDA execution. The law does allow for certain updated ordinances to be applied after a public hearing is held to determine if certain criteria are met.

DEVELOPMENT AGREEMENT SUMMARY

In addition to the terms and conditions of the Riverwalk PD Master Plan, the Riverwalk LDA includes provisions for public and private financing of public infrastructure and public amenities to serve the Riverwalk site. Specifically, the LDA provides for the use of Tax Increment Financing (TIF) and Municipal Improvement District (MID) financing to fund up to \$48,432,800 of public improvements on the Riverwalk site. These public improvements may include, among other uses, roads, utilities, parking facilities, parks, trails, athletic fields, and recreation facilities. The City has already established a TIF district covering the Riverwalk property. The process of establishing a Riverwalk MID is underway. Specific financing commitments by the City and developer will be governed by a Financing Agreement and Municipal Improvement District Improvement Plan that must be approved by City Council. The Riverwalk LDA is contingent on approval by City Council of these companion agreements.

PUBLIC NOTIFICATION

The following public notification actions have been taken:

- June 7 & 21- Planning Commission and City Council public hearing advertisements published in *The Herald*.
- June 5- Rezoning notification signs posted on subject property.
- June 5- Rezoning notification postcards sent to property owners within 300' of the subject property. A total of 112 postcards were sent to properties within rezoning area and surrounding areas.

PUBLIC FEEDBACK

No comments received to date.

PUBLIC MEETINGS

Neighborhood Meeting

A neighborhood meeting was held on May 13, 2009. See attached neighborhood meeting summary and minutes.

Planning Commission Discussion

After presentation of the staff report at the Planning Commission's July meeting, the following discussion was held:

Mr. Roper asked if the developer would be responsible for all of the public improvements even if the bridge financing were not provided. Mr. Turner stated that the bridge financing is only for public infrastructure. Mr. Turner advised that the developer would be on a different schedule and different financial plan if not for the city's involvement. Mr. Roper asked how the initial value was derived upon. Mr. Turner stated that it was tax value being whatever was on the books by York County.

Mr. Peebles wanted clarification that we would be funding 19 million dollars in order to get the amenities on the property. Mr. Turner stated that was correct. He advised that the 19 million is a not to exceed number. He advised that to know what the financing gap is you have to know every private investment that takes place on the project. This would require the developer to be willing to open up his books so we know what they have spent and the returns they are getting. Mr. Turner stated that the developer has done this on a preliminary basis previously and allowed the financial consultant to review the books. Each time an investment is requested the process of reviewing the books will be required.

Mr. Roper asked if the valuation of the improvements of the property were sufficient to pay off the debt sooner than the 25 years could that be accomplished. Mr. Turner stated that generally you would be committed to the time limitation placed initially on the bonds. Rather than paying off early it would be going back into the general fund. Mr. Roper stated that after the debt was paid in full then you would have the full infusion of the tax revenue. Mr. Turner stated that was correct. He explained that you are making an investment but over time there will be a significant financial gain based on current projections.

Mr. Peebles asked how much investment is projected. Mr. Williams advised 600 million is the projected investment with about 10 million per year in revenues once built out completely.

Mr. Turner stated that the other form of financing would be to assist the developer by providing tax exempt rates and lower financing rates whereby the developer is completely responsible for the financing. This would be creating a Municipal Improvement District. The city can provide financing and issue bonds to pay for public improvements. The repayment would come from special assessments

placed on the property. This developer and future owners will be paying special assessment over and above what they pay on property taxes to pay for the special amenities that were put in to serve the property. The developer will have to guarantee the financing.

Bill Meyer, Planning & Development Director, asked if there were any questions on the development aspect. Mr. Roper asked if there had been discussion for a school site. Mr. Meyer stated that there had been but the site for the school has not been decided upon. The school district has an option for a period of several years to make the decision to build a school within Riverwalk.

Public Hearing

A public hearing on this application was held on July 7, 2009, before the Rock Hill Planning Commission. No one from the public spoke on the proposal. The applicant was available for questions.

Mr. Dave Williams, 2850 Cherry Road (applicant), addressed questions by the Commission. Mr. Williams provided an overview of the transportation question raised previously in regards to AME. He stated that Cel-River Road is set to go from a two to five lane road in the future. AME has frontage on Cel-River Road and was wondering if an encroachment permit was needed. It was explained that the regulatory body would review that request.

Mr. Williams advised that the school district has a reserve of land and has a period of five years to make a decision. Mr. Peeples asked if it was for an elementary school. Mr. Williams stated that it is about the right size for an elementary school.

Mr. Christopher asked if the special assessment will be collected by the City. Mr. Williams stated that it would be collected by the county and would be on the tax bill. He advised that there would be a full disclosure to the property owners regarding the special assessment. The actual assessment would be based on the amount of debt issued.

Mr. Roper stated that by the time sales were taking place that there would be a better idea of the amount of the assessment so that people would not be hit with a large assessment that they are not expecting. Mr. Williams stated that a lot of time and research has been done on what the assessments should be and what the market would bear. The intent is to set modest assessments.

STAFF RECOMMENDATION

Staff recommends approval of the Land Development Agreement.

PLANNING COMMISSION RECOMMENDATION

Following the public hearing at their July meeting, the Planning Commission voted unanimously (Graham recused) to recommend approval of the Riverwalk Land Development Agreement.

ATTACHMENTS:

Note: The current draft of the Land Development Agreement is attached to the ordinance (see materials for next agenda item). The approved PD Terms and Conditions and PD Master Plan are attached to this report and will also be attachments to the final Land Development Agreement.

- Land Development Agreement Application
- Neighborhood Meeting Information
- PD Terms & Conditions
- PD Master Plan

Development Services - Permit Application Center

P.O. Box 11706, or 155 Johnston Street
Rock Hill, South Carolina 29731-1706
Phone: 803-329-7080 or 803-329-7089
FAX: 803-329-7228 -- website: www.cityofrockhill.com



LAND DEVELOPMENT AGREEMENT APPLICATION

Project Name: RIVERWALK
Project Location: 2850 CHERRY RD
Zoning District[s] PD-R, PD-C, PD-MEG Overlay Districts: [] Historic [] YR [] Other: _____
Land Use Classification _____ Parcel Number[s] 663000001, 665000003
Property Owner GREENS OF ROCK HILL
Address 2850 CHERRY RD, ROCK HILL, SC 29730
Phone 803.324.7762 Fax 803.325.8030 E-mail Address dwilliams@assuredllc.com
Owner Signature [Signature]

Design Professional/Primary Contact

Name LAND DESIGN
Address 233 N. GRAHAM ST., CHARLOTTE, NC 28202
Phone 704.333.0325 Fax _____ E-mail Address _____
Signature [Signature]

General Project Description: 1,008 ACRE MIXED USE DEVELOPMENT COMPRISED
OF THE FOLLOWING PLANNED DEVELOPMENT DISTRICTS:
① PD - RESIDENTIAL
② PD - COMMERCIAL DISTRICT
③ PD - MAJOR EMPLOYMENT CENTER

For Office Use: Date Received: _____ Plan Tracking #: _____
[] Pre-Application Conference: _____
[] Neighborhood Meeting: _____
[] Complete Application?: _____ Returned? _____
[] Notification: _____
[] Public Hearing: _____
[] PC Recommendation: _____

Plans will not be processed without application completed in full

Plan Detail Checklist:

- [] How does the proposal relate to City: Goals, Zoning Ordinance, and General Plan?
- [] Thresholds: [] Is it at least 25 acres? [] More than 5 years?
- [] Legal Description and [] Owners[s]
- [] General Location Information
- [] Proposed Uses: Type of Residential, non-residential [Density/intensity:
 _____ Total Acreage _____ #Attached Units _____ #Detached Units _____
 _____ Total Acreage _____ #Attached Units _____ #Detached Units _____

Greens of



Rock Hill

May 15, 2009

Mr. Bill Meyer
Development Services Director
City of Rock Hill
155 Johnston St.
P.O. Box 11706
Rock Hill, SC 29731-1706

**RE: Greens of Rock Hill, 2850 Cherry Road, Rock Hill, South Carolina
Neighborhood Meeting**

Dear Mr. Meyer:

Pursuant to Section 2-200 (D)(4)(e) of the City of Rock Hill Zoning Ordinance-March 2006- please find attached the meeting minutes associated with the neighborhood meeting conducted on May 13, 2009. The following are also attached: a copy of the neighborhood meeting notification mailed on April 24, 2009 and an attendance sheet.

An overview of the conceptual development proposal was presented at the meeting as well as the anticipated timing of the various development components. A question and answer session was held after the presentation and this discussion is summarized in the meeting minutes. Overall, the proposed development was well received by the neighbors. Concerns regarding traffic on Celriver Road and were raised. Everyone supported the proposed improvements to Celriver Rd and Cherry Rd to make them safer for travel.

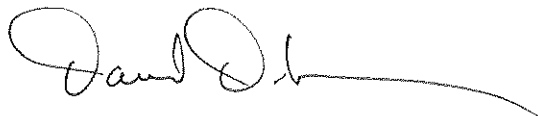
A brief overview of the Land Development Agreement process was outlined to inform the attendees that there would be another public forum and opportunity to make comments on the development proposal.

2850 Cherry Road | Rock Hill, SC 29730
Phone (803) 324-7762 | Fax (803) 325-8086

Please contact me at the number below should you have any questions or require additional information.

Sincerely,

Greens of Rock Hill, LLC

A handwritten signature in black ink, appearing to read "David D. Williams", with a long horizontal flourish extending to the right.

David D. Williams

Attachments: Meeting Minutes
Notification Letter
Attendance List

GREENS OF ROCK HILL
Neighborhood Meeting Minutes
May 13, 2009

1. Question: When will development activities begin?
Response: First phase improvements are scheduled to begin in 2009
2. Question: Is the Celriver Road upgrade planned as 4 or 5 lanes?
Response: A 5 lane section from US 21/161 to the entrance of the industrial park is planned but the design is not complete and the project is not funded.
3. Question: Is the plan approved?
Response: Yes, development plan approval and annexation occurred in November 2008
4. Comment: Celriver road improvements will enhance access to the interstate
5. Comment: Celriver Rd improvements and planned access roadways will make it difficult for me (AME Crane) to access Celriver Rd?
6. Question: How long will it take to finish the development?
Response: 15-20 year buildout.
7. Comment: We like the plan and are glad to see this area get cleaned up.
8. Question: What happens to Eden Terrace Extension?
Response: Eden Terrace Extension south will be redirected when the riverwalk boulevard is constructed through the residential development. The remaining portions of Eden Terrace are not affected by the development
9. Question: What is planned between Eden Terrace Extension and the proposed roadway?
10. Response: Nothing. This is a wetland and will remain a buffer to adjacent land uses.
11. Question: Will the trailer homes be annexed?
Response: We do not control annexation associated with property not owned by us.

MEETING ADJOURNED

Greens of



Rock Hill

April 24, 2009

To: Greens of Rock Hill Neighbors

From: Greens of Rock Hill, LLC

Re: Neighborhood Meeting

Date: May 13, 2009

Time: 5:15-5:45 PM

The Greens of Rock Hill property was zoned and annexed into the City of Rock Hill in November of 2008 based on the development plan that was presented to the public at the following times: April 2007 neighborhood meeting held at the Celanese site; August 2007 City of Rock Hill Planning Commission meeting; and August 2008 City of Rock Hill Planning Commission meeting. It is our intent to enter into a Land Development Agreement with the City of Rock Hill regarding the development of the property and this process includes hosting a neighborhood meeting.

As such, we would like to invite you to attend a neighborhood meeting to provide information regarding our development plans for the site. Please note that we have not made substantive changes to the plan since the last meeting(s).

The meeting will be held in the Personnel Building at the former Celanese site. Please park in the main parking lot along Cherry Road.

**Neighborhood Meeting
Riverwalk Development
May 13, 2009**

SIGN-IN SHEET

PRINT NAME	SIGNATURE
Mitzie & Ray Rock	Mr & Mrs R.A. Rock
Beth Queen	Beth Queen
Winnie Hansen (Temple Baptist)	Winnie Hansen
WINTON HANSEN	Winton Hansen
Billy F. Connally	Billy Connally
Michael A. Wyllie (AME)	Michael A. Wyllie
Mary M. G. G. G.	Mary M. G. G. G.
Benton Evenson	Benton Evenson
Carol Martin	Carol Martin
Barbara Tunderburke	Barbara Tunderburke
Sheila Caldwell	Sheila Caldwell
Larry Brown	Larry Brown
Wanda Nitchison	Wanda Nitchison

APPROVED BY
ROCK HILL CITY COUNCIL
PLANNED UNIT DEVELOPMENT
Ordinance # 2008-68 Effective 11/24/08

FINAL

RIVERWALK
ROCK HILL, SOUTH CAROLINA

PLANNED DEVELOPMENT TERMS & CONDITIONS

Prepared by:

Greens of Rock Hill
&
Land Design

November 15, 2008

Greens of Rock Hill
2850 Cherry Road
Rock Hill, South Carolina 29730

Table of Contents

1. Introduction	2
A. Introduction	2
B. Administration	2
2. Property Description	4
A. Location.....	4
B. Size.....	4
C. Site.....	4
3. Development Program	5
A. Program Description	5
B. Flexibility of Land Use.....	6
C. Geographic Flexibility of Land Use.....	7
D. Potential for Land To Be Added.....	7
4. General Standards	8
A. Consistency with the General Plan.....	8
B. Compatibility with Surrounding Residential Areas.....	9
C. Development Phasing Plan.....	9
D. Public Facilities and Services.....	9
E. Environmental and Open Space.....	11
F. Signage.....	11
5. Additional Standards for PD District	13
A. PC-MEC, Planned Development Major Employment Center.....	13
B. PD-C, Planned Development Commercial District	17
C. PD-R, Planned Development Residential District.....	20

List of Figures

- Figure 1-Greens of Rock Hill Site Plan
- Figure 2-PD Districts Geographic Boundaries
- Figure 3-Conceptual land use plan
- Figure 4-Open Space & Environmental Areas
- Figure 5- Site Circulation Plan
- Figure 6- Eden Terrace Reroute

List of Tables

- Table-1 Dimensional Standards

List of Attachments

- Attachment A-1 –Planned Development-Major Employment Center
- Attachment A-2- Planned Development- Commercial District
- Attachment A-3- Planned Development-Residential District
- Attachment 2- Lot Development Types

1. Introduction

A. Project Description: The master plan concept for the Property is to create a mixed-use, pedestrian friendly community with emphasis on employment, connectivity, recreation and open space uses. The plan will incorporate industrial, commercial, and a diversity of residential products all connected via greenway trails and parks that will link the Catawba River to the various neighborhoods and centers within the Property. Due to the size, complexity and 20 year build out horizon for the property, some flexibility in the mix and location of land uses is appropriate to assure the long term success of the project.

More specifically, this plan addresses the following: description and consistency with the Comprehensive Plan; description and types of PD Districts proposed for the project; development program; general standards for all PD Districts; and additional standards for each PD District.

B. Administration: The following terms describe the administration of the zoning for these PD districts:

1. Zoning Ordinance serves as foundation of regulations applying to the Project. Due to the size, complexity and environmental and physical constraints associated with the project, the Planned Development Terms and Conditions are set forth in this document. This document serves as the terms and conditions for the three Planned Development districts described herein and will be recorded with the York County Clerk of Court once adopted. The development of these areas is regulated by the Rock Hill Zoning Ordinance, except as specifically allowed for in this document or as specifically amended in this document.
2. Status of the Site Plan. The Site Plan attached to this document (Figure 1) is specifically designed to reflect the overall design intent, as well as required elements and commitments defined for the Project, while being subject to flexibility as various phases move to final design and construction. This flexibility is described in various locations within this document, however, no detail of the Site Plan is intended to contradict the specific requirements of the Zoning Ordinance, as applied based on the terms of this document. In the case of a contradiction, the terms of the Zoning Ordinance and this document shall apply. The following elements of the Conceptual Plan are considered fundamental to this approval:
 - i. The general location and character of land uses and open space areas,

- ii. The general character of lot and building configurations and orientations. It is acknowledged that the detailed building layouts will change during detailed site plan review,
 - iii. The location of access points to the existing road system, and
 - iv. The general layout of the internal major road system.
3. Calculation of allowed development density. The agreement allows for specific development densities and intensities in each Planned Development district. It also allows for the conversion or transfer of certain development within or between areas. The maximum figures cited for each area are still subject to increase or decrease based on the exercise of any of the specific conversions or transfers authorized herein.
4. Authority to approve plans and interpret provisions. All approval of plans or interpretation of regulations shall be as provided for in the Zoning Ordinance, except where specifically modified in this document
5. The details of this document shall control in the event of any conflict with the approved plan or Ordinance requirements.

2. Property Description

- A. Location:** The Greens of Rock Hill, LLC (GRH) owns 1,008.73 acres of land on the east side of Interstate 77 in York County (the "Property") as shown on Figure 1. The Property was formerly owned by Celanese Acetate, LLC who manufactured textile products from 1948 through 2005. The Property address is 2850 Cherry Road and is comprised of TMS Numbers 6630000001 and 6650000003 and a portion of TMS 663-00-00-080. In general terms, the Property is bordered by the Catawba River along a portion of the north and east sides for a distance of approximately 2 miles. US 21, Cherry Road, borders a portion of the property along the west side and Celriver Road divides the property into northern and southern tracts containing approximately 628.3 acres and 380.4 acres respectively.
- B. Size:** Approximately 1008.7 acres
- C. Site:** The Property contains approximately 644 acres of forested area, of which approximately 147 acres are located in the flood plain and riparian buffer. The forested area consists of predominantly hardwoods and pines. The remaining portions of the Property encompass the former textile manufacturing area, landfills, fly –ash ponds, onsite wastewater treatment plant and river pump house. Elevations range from elevation 617 on the southern portion of the site to 490 at the Catawba River. The Property contains approximately 3.6 acres of undevelopable regulated wetlands. Adjacent land uses include industrial to the north and south, commercial to the west and residential to the east.

3. Development Program

A. Project Description: A Planned Development (PD) as defined by the City of Rock Hill Ordinance is planned to incorporate several types of PD Districts as provided under the Ordinance. The PD District, pursuant to Sections 2 –300(B) and the general standards provided in Section 3 –400(F) of the Ordinance provide the most applicable standards for development, consistent with the project’s mixed-use live-work-play concept. An overview of the proposed PD Districts is provided below and the geographic boundaries are shown on Figure 2. A more comprehensive discussion for each proposed PD District is provided Section 4.

1. Land Use Mix

a. PD –MEC, Planned Development – Major Employment Center District

The Major Employment Center District will be comprised of approximately 315 acres and will provide a mix of employment/office and industrial development opportunities including manufacturing, assembly, and warehouse along with office development. The area will include up to up to 3.8 M sf of various office, flex/office and industrial uses.

All uses permitted in the PD-MEC are listed in Attachment A-1.

b. PD –C, Planned Development – Commercial District The Commercial District will be comprised of approximately 286 acres and will provide mixed-use commercial development, with moderate and higher density residential uses, both integrated into the commercial development and as stand –alone uses. The area will include:

- Up to 1.0 million sf of retail and office uses
- Up to 1100 residential units of various types provided that the number of multifamily units in freestanding buildings does not exceed 500 units. Additional multifamily units may be constructed in the mixed use area over or immediately adjacent to retail or office uses.
- civic site
- open space
- the existing waste water treatment plant and river pump house

All uses permitted in PD-C District are listed in Attachment A-2.

c. PD –R, Planned Development – Residential District The Residential District will provide a mix of residential uses using creative design elements and making efficient use of open space for public recreation. The area will include:

- up to 950 residential units of various types
- up to 30,000 sf of neighborhood commercial uses

- civic site
- neighborhood amenities
- parks, open space and recreational assembly areas

All uses permitted in the PD-R are listed in Attachment A-3.

- d. Project Phasing** Project phasing will be heavily dependent upon market demand. It is intended that the development be phased in such a way as to permit commercial, industrial, and residential development to occur essentially simultaneously but independent of each other. It will not be required that any one component of the development be started or completed prior to another.

B. Flexibility of Land Use Mix by Unit/Square Footage

As discussed below, flexibility is necessary to allow site plans to be refined over time due to physical and market considerations. The land use mix in the three PD areas described above is based on the Conceptual Master Plan; however several potential modifications of that mix are anticipated as part of this Agreement.

The maximum number of residential units or commercial and industrial building area described in this plan shall not be exceeded unless an amendment to this plan is approved by City Council. However, there may be fewer residential units or less commercial and industrial building area than the maximums stated. Potential modifications to the land use mix that are anticipated as part of this Agreement are as follows:

- Up to 400,000 sf of office flex space may be developed along the Celriver Rd frontage of the PD-R area (including a possible civic site). Office flex on Celriver Rd shall be developed in accordance with the PD-MEC requirements. For every acre of PD-R land (not a part of the civic site) converted to office flex use, the residential total for the PD-R area shall be reduced by 6 units per acre. The civic site (or a portion thereof) may be relocated to another location in the PD-C area of the project.
- The civic site in the PD-R and PD-C Districts (e.g. possible elementary school) may be converted to residential use at the rate of 12 units per acre, and the additional units added to the allowable total at build out.
- If a civic site in the PD-R area (or a portion thereof) is relocated to the PD-C area, the development total in the PD-C area shall be reduced by either 12 residential units per acre, or 10,000 sf of flex/office per acre.
- If the waste water treatment plant site is redeveloped, an additional 360 residential units may be added to the PD-C total. Detached residential development may be permitted on the waste water treatment plant site in accordance with the PD-R requirements.
- If not utilized in the PD-R area, up to 250 residential units may be transferred to the PD-C area for additional residential in or immediately adjacent to the commercial district.

- If not utilized in the PD-R area, any remaining neighborhood commercial area may be transferred to the PD-C area.
- If not utilized in the PD-MEC area, up to 500,000 sf of office area may be transferred to the PD-C area for use as office space.

C. Geographic Flexibility of Land Use Plan

The conceptual land use plan, attached hereto as Figure 3, must maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters. Accordingly, the location and size of land uses indicated within the planned areas, and the preliminary design concepts for the PD-districts shall be subject to change as phases of the conceptual land use plan are submitted for preliminary and final plan review over the duration of the Project. However, the maximum densities and set forth in this Agreement shall not be exceeded.

With these changes, if a buffer is required to adequately separate incompatible uses, such buffer shall be provided at a width sufficient to provide that separation, based on similar land use buffers provided within the development.

D. Potential for Land to be Added to the Project

The Property Owner may notify the City from time to time of property proposed to be added to the legal description of the Real Property by the filing of a legal description of subsequently acquired properties with the Clerk of Council and the Development Services Director; provided however, that no other property shall be added to the Agreement unless: (1) the Development Plan is duly amended; and (2) this Agreement is duly amended to add the legal description of the subsequently acquired properties to the legal description of the Real Property. The overall number of Lots and or Dwelling Units or commercial/industrial building area shall be amended accordingly given the additional land use mix that the new properties will afford the overall development.

4. General Standards

A. Consistency with the Comprehensive Plan: The Planned Development for the Property is consistent with the City's Comprehensive Plan. The zoning of the Property, as described herein, will be amended by City Council adopting an Ordinance to modify the official Zoning and Development Regulations Map for the City. The PD is consistent with the intent of the Comprehensive Plan as demonstrated below:

- 1. Achieve Best Land Use Practices for a Growing Community by Encouraging All Development to Have Urban Scale-** The PD provides for a mixed use development which incorporates industrial, commercial, recreational/open spaces and residential uses in a live, work and play environment. The proximity of the proposed development to existing infrastructure and the density and intensity of the proposed development exemplifies smart growth by reducing the cost of providing services and infrastructure; and allows for long term infrastructure planning. The proposed mixed use development will: increase employment opportunities; increase the assessed property values which results in additional tax revenue; increase the demand for utility services provided by the City; and increase the recreational opportunities available to the City and surrounding areas.
- 2. Achieve Best Transportation Practices by Providing a Functional and Efficient Urban Street Network, Traffic Calming and Mass Transit Oriented Development-** The PD provides for adequate pedestrian, bicycling and vehicle connectivity within the site and to the existing road network. Provisions to connect high density residential and commercial areas via sidewalks and pathways to a future community use transit station along the US 21 corridor will be reflected in the final site plan once more information regarding the mass transit system is finalized. A traffic impact analysis has been performed and recommendations to mitigate traffic impact will be jointly addressed by the Owner in conjunction with the appropriate agencies and jurisdictions. Streetscapes to enhance the function and character of the urban development will be provided. Traffic calming measures will be provided to limit speeds on sub collector and collector roads in accordance with the Ordinance. Figure 5 illustrates the proposed site circulation plan.
- 3. Achieve Best Environmental Practices by Protecting Natural Areas, Creating Permanent Open Space, Protecting Water Resources and Air Quality-** Approximately 20% of the site¹ (Figure 4) will be dedicated for use as open active and passive open space to include: a river front trail; bicycle paths; sidewalks/paths; and access for water recreation. Land will be set aside for future athletic fields to be constructed by the City. The proposed land use

¹ The amount of open space in the floodplains, riparian buffers environmental areas are subject to change based on final surveying of these features. The limits of the proposed open spaces shown are approximate

fronting the Catawba River is protective of the floodplains, wetlands, riparian buffers and limits the potential for point source discharges on the Property. The proposed connectivity and pedestrian network will provide access from the residential areas to the commercial and industrial centers to help reduce vehicle traffic.

- 4. Increase Neighborhood Housing Densities and Mix of Non-Residential Uses-** The PD provides for a mix of housing and lot sizes to accommodate multi-family and single family residences in a variety of neighborhoods. Higher densities are planned near the “town center” and may include residential units over commercial space. The use of smaller setbacks, alleys and recessed garages will reduce the influence of vehicles on the design and character of the neighborhoods.

B. Compatibility with Surrounding Residential Areas: The PD provides compatibility with surrounding residential areas through transitioning land uses and buffering. The PD abuts an existing residential community, on three sides, located on Eden Terrace Extension. The PD land uses adjacent to this area include residential and commercial.

C. Development Phasing Plan: The overall development will be phased in accordance with the infrastructure improvements required to support the development. Components of the industrial, recreational and residential developments will be included in the first phase. Additional phases will be constructed and are subject to absorption rates and infrastructure constraints.

D. Public Facilities and Services: On-Site and off-site public facilities shall be provided and constructed in accordance with the City Ordinances.

- 1. Streets.** On-property primary streets for the development are shown on the Conceptual Plan. These streets and alleys and such additional streets and alleys associated with the final design and planning for various phases of the Development will be completed in accordance with applicable laws and the current regulations. Alternate street, curb and alley widths and turning radii may be approved by the Planning Commission upon recommendation of the staff in order to create the desired intent and character of a TND neighborhood. All on-property streets, collectors and subcollectors will be turned over to the City in accordance with its requirements, for maintenance. Eden Terrace Extension South, which is currently owned and maintained by the South Carolina Department of Transportation, will be deeded to the City. The portion of Eden Terrace Extension South that transects the proposed development will be rerouted as shown on Exhibit 6.
- 2. Water.** Water for the development will be provided by the City of Rock Hill. All water lines will be turned over to the City in accordance with its requirements, at completion, for maintenance.

The Owner shall have the option to provide non-potable irrigation water for the Development for landscaping purposes only.

- 3. Wastewater.** Wastewater treatment for the development will be provided by the City of Rock Hill. Sanitary sewer lines, lift stations and appurtenances will be turned over to the City in accordance with its requirements, at completion, for maintenance.
- 4. Electric Service.** Electric service and maintenance for the Development will be provided by the City of Rock Hill. The City shall also assist the Owner in working with Duke Energy and York Electric Cooperative to remove and or consolidate their electric distribution and transmission lines from the property and/or relocate them underground.
- 5. Utility Easements.** The Owner shall cause to be provided necessary easements for water, sewer, gas, electricity, telephone, cable television, and other utilities on its Property. The location and size of such easements shall be determined by the Owner in consultation with the applicable utility provider, provided that they comply with the current regulations. All utilities other than standard above-ground transformers, junction boxes, pumps, etc. shall be installed underground to the extent economically and structurally feasible. Due to existing environmental constraints and the location of streets in relationship to these environmental constraints, utility easements and right-of-ways may be reduced in size or limited to one side of the street where feasible, provided that sufficient area is provided to install and maintain public utilities.
- 6. Fire Protection and Emergency Medical Services.** Fire protection and emergency medical services will be provided by the City of Rock Hill.
- 7. Police Services.** Police services will be provided by the City of Rock Hill.
- 8. Off-Property Infrastructure.** Off property infrastructure improvements required to mitigate the traffic impact associated with the proposed development have been identified in the traffic impact analysis. As the development progress, actual traffic impacts will be evaluated and mitigation plans implemented to provide a passing level of service.
- 9. Recycled Construction Materials.** Recycled crushed concrete may be substituted for aggregate beneath public road ways in accordance with an approved roadway design.
- 10. Trail Design-** An alternate trail design for paved trails consisting of 3 inches of asphalt and minimum 6 inches of aggregate may be substituted for five (5) inches of asphalt as specified.

E. Environmental & Open Space

1. Proposed open space, tree save areas and environmentally sensitive areas located on the Property and to be preserved are depicted on Figure 4. These areas comprise approximately 20% the total project area. In order to protect and enhance the vast natural resources located at the site, open space designation shall be determined and required using a site-wide approach, not based on any individual PD District or phase, and meet the minimum standards of the Ordinance. Open space may consist of undisturbed and natural areas, parks, athletic fields, landfills that have been or will be converted for open space purposes, trails, buffers, conservation easements, plazas, courtyards, and hardscape pedestrian areas, areas utilized for storm water management facilities (i.e. water quality ponds), ponds/lakes, etc. and others as specified in the Ordinance. Land uses consistent with meeting the purpose and intent of the requirements outlined in Sections 6 –200, 6 –500 and 6 –600 of the Zoning Ordinance and other applicable regulations will be allowed with an emphasis on active and passive recreational areas.
2. Environmentally sensitive areas such as wetlands, floodplains and riparian areas will be protected and only those uses allowed under Ordinance and other applicable regulations will be allowed². All landfills will be closed in accordance with South Carolina Department of Health and Environmental Control requirements. Future use of the closed landfills will be in accordance with the applicable regulations including passive and recreational uses.
3. Open spaces such as capped landfills, may be dedicated to the City, if accepted by the City, for public use.

F. Signage: Signage shall comply with the Ordinance except where specified below. It is anticipated that the signage requirements from the City will be amended and that the parties will revisit the signage requirements relevant to this Agreement and any changes made shall require the approval of both parties. Project identification and directional signs may be located in the internal rights-of-way provided there is adequate room for installing and maintaining utilities.

1. The existing water tower shall be used as an overall identification sign for the mixed-use development.
2. Project identification signs shall be permitted in the following areas: along interstate 77 in the PD-MEC district; at the three major entrances to the project along Cherry Rd in the PD-C district; and at three major entrances along Celriver Rd in the PD-R and PD-MEC districts. Project identification signs will be high quality signs, with excellent visibility, landscaping and directional

² Due to steep topography and the location of existing utilities it is anticipated that the floodplain will be encroached upon up to the floodway limit at several locations in the PD-R District, in accordance with the Federal Emergency Management Agency requirements, not to exceed 18 acres, and subject to approval by the City.

lighting. The signs shall be used to identify the mixed-use development, not individual businesses, and must be approved by the Planning Commission.

5. Additional Standards for PD Districts

A. PD –MEC, Planned Development-Major Employment Center

1. Description of Land Use

- a. **Design Concept:** The concept for the PD-MEC area is to enable site development for a wide range of industrial, flex/office and office uses in order to respond effectively to market demand. The plan provides for smaller scale office/industrial users to front Celriver Road with the larger industrial buildings occupying the larger area behind the office uses with greater visibility from interstate 77. The uses that may be permitted in the PD-MEC district are listed in Attachment A-1.

Due to the scale of the project and to enhance the marketability of the site, site plans associated with the PD-MEC may be submitted in two phases to address: 1) clearing and grading; and 2) all other applicable requirements. The first phase of the PD-MEC infrastructure, building pad and storm water detention pond construction commenced in January 2008.

- b. **Mix of Uses:** The mix of uses may vary but can be broadly categorized as light (including assembly, light manufacturing, and warehousing), commercial, or office uses.

2. **Densities/Intensities:** Densities and Intensities are provided in Table 1, *Table of Dimensional Standards*.
3. **Dimensional Requirements:** Dimensional requirements are provided in Table 1, *Table of Dimensional Standards*.
4. **Off-street Parking and Loading:** PD-MEC district shall generally comply with the standards of Section 6-100, *Off-street Parking and Loading* except as discussed below. Also, off-street parking and loading shall meet the intent of the general standards set forth in Section 6-100(C), *General Standards for Off-street Parking, Stacking, and Loading Areas*.

In order to accommodate and or attract a wide variety of businesses, the Owner may submit site plan(s) reflecting modifications and/or alternatives to the standards of Section 6-100 including shared parking. Modifications and alternatives shall be consistent with the general intent and purpose for the PD-MEC and Section 6-100 in consideration of the end use. Alternative parking plans are specifically anticipated in pursuance of Leadership in Energy and Environmental Design (LEED) certification. In addition, the following performance standards shall be met:

- a. Off-street parking shall be sufficient to serve the use(s) proposed, as determined through a parking demand study. (*Note: Method for calculating parking demand estimates shall be approved by the Development Services Director*). Reductions in the number of required off-street parking spaces may be made at any time provided such reductions are achieved through one or more of the alternative parking strategies identified in Section 6-100.
- b. To minimize vehicle trips on adjacent streets off-street parking shall be designed for cross-access that facilitates efficient vehicular circulation between parcels.
- c. Off-street parking shall allow for safe pedestrian circulation that (i) provides direct linkages between key anchors/destinations, (ii) minimizes pedestrian-vehicular conflicts by giving priority to the pedestrian through the design of pathways, crosswalks, etc., (iii) is well lighted, and (iv) utilizes landscaping to shade walkways and create a pedestrian scale.
- d. Off-street parking shall be lighted so as to prevent excessive light on adjacent non-industrial parcels.

Off-street Loading

Off-street loading shall meet the general intent of the standard; however a reduction in the number of spaces required shall be permitted where a sharing of loading space can be demonstrated and such reductions shall be approved by the Development Services Director or designee.

5. Tree and Vegetation Protection

- a. **Tree Retention and Protection** – Tree canopy retention requirements will be determined based upon the proposed land use as provided in Table 6 – 200(C) and applied using a site wide approach in order to protect and enhance the vast natural resources located at the site. So long as the total percentage of the required tree canopy is retained on the entire Property the intent of the Ordinance will be satisfied. Tree canopy cover in open spaces, buffers, wildlife habitat, floodplains and landscaped areas shall be counted towards the tree canopy retention requirement. The Owner shall receive a credit of one and one quarter (1.25) multiplied by the aggregate caliper of trees if a larger than required tree canopy area, is retained. The additional tree canopy area can be used to meet replacement/mitigation requirements associated with tree removal. In the event that the tree canopy requirements are not met, new trees may be planted in order to meet the requirements.

An initial project-wide tree protection map will be prepared and submitted and used as the baseline for future planning and ensuring the tree protection standards will be met as the project progresses. Due to the large

size of the Property an aerial photograph will be used to determine the tree save areas. A site-wide heritage tree survey (trees greater than or equal to 32 inches diameter at breast height) will be performed in areas where construction activities are planned. In areas where riparian buffers, floodplains and environmentally sensitive areas have been delineated and protected, and construction is not planned, the identification of and fencing of heritage trees will not be required. The Owner shall offset/mitigate the loss of heritage trees using one of the following methods:

- applying tree canopy retention credits; or
- if tree canopy retention credits are not available, the loss of heritage trees will be mitigated in accordance with the Ordinance.

b. Buffers – Buffers along internal zoning boundaries within the Property will not be required unless the uses are deemed incompatible (e.g. industrial to residential). Screening of certain uses shall be in accordance Section 6–300(H) of the Ordinance. Buffers will be protected as described below.

c. Environmental Buffers

- Riparian – a primary riparian buffer shall include all lands located within one hundred twenty five (125) feet of the mean high water line along the bank of the Catawba River. A secondary riparian buffer is not required. Trees located along the Catawba River and streams should have priority preservation and protection due to the environmentally sensitive areas they serve
- Environmentally Sensitive Areas –a minimum twenty five (25) foot wide buffer will be retained adjacent to all existing wetlands and perennial streams.

d. Land Use Buffers

- Buffers shall be provided along all exterior property boundaries and shall be determined based on the adjacent land uses. The Zoning Ordinance will be used as a benchmark to determine appropriate exterior buffers where not specified herein.
- Where existing residential and the proposed PUD-MEC district abut along the eastern boundary (excluding boundary that abuts rail road right –of –way) a fifty (50) foot vegetated buffer shall be provided instead of the separation requirements cited for certain uses in sections 4 –300(C) & (D).

e. Special Provisions – The following shall be permitted within all required buffers:

- pervious and impervious trails and walkways (subject to state and federal requirements, if any), signs and monuments,
- easements for utilities and storm water management if necessary,

- storm water management and detention facilities provided they meet other applicable regulations, and enough vegetation remains or is replaced with native species, such that the primary function of the buffer is not compromised. This will be measured and evaluated from the perspective of the closest end user, and
- view corridors may be created and enhanced through selective clearing and pruning of vegetation.
- It is anticipated that the primary riparian buffer will be reduced from 125 feet to 100 feet in some or all of the area from the river pump house to a point 1,200 linear feet to the southeast to accommodate river oriented parks and recreation facilities. This area is mitigated by excess riparian buffer width in other portions of the site.

f. Additional Protection Requirements

- The project will be designed to fully comply with all applicable environmental requirements including but not limited to: storm water management and sediment control; wetlands; landfill closure and post closure monitoring; and any other environmental requirements associated with the cleanup of the site.
- The Owner shall maintain access agreements for those portions of the site which require ongoing environmental monitoring or remediation.

6. Landscaping Standards: All development in the PD-MEC district shall comply with the general intent and purpose of the requirements of Section 6-300, *Landscaping Standards*. However, an Alternative Landscaping Plan, as described in section 6-300(I), may be submitted with each application for site plan approval that achieves the performance standards listed below:

- a. For site landscaping, trees shall be dispersed in a manner that softens the visual impact of the built environment. Even dispersal of such trees shall be considered; however, placement of trees shall be consistent with the environment in which the trees are planted. For example, more urban settings shall achieve a tree planting pattern that reinforces the connectivity of and relationship between buildings, which allows for a clearer delineation of circulation patterns, particularly for pedestrians, and more compact form of development.
- b. Vehicular use area landscaping shall achieve a tree canopy equal to or greater than the canopy that would be achieved with strict adherence to section 6-300(E) (1) (d). Minimum planting areas shall be sufficient to maintain health of vegetation.
- c. Perimeter buffers, where required and not exempt per Section 6-300(F) (1) (b), shall be sufficient to properly mitigate the negative effects of contiguous incompatible uses.

- d. Site landscaping, streetscape and perimeter planting shall soften the visual impact of the built environment. However, streetscape planting shall be designed to reinforce the character of development while helping to delineate circulation patterns.
- 7. Fencing Standards:** In order to meet the site specific needs of end users, a fencing plan may be submitted as part of the site plan approval that includes design details that vary from strict conformance with code standards. The plan will generally comply with the intent of the Ordinance, but may propose different heights, designs or materials based on security requirements or the configuration of the property and improvements. However, the fencing plan must provide a similar quality of appearance to streets and the public areas of adjacent properties. In order to preserve a natural look, fencing will not be required around detention ponds, provided that the sides are adequately benched or other approved controls are put in place
- 8. Open Space:** Refer to Section 4(E) open space requirements.
- 9. Exterior Lighting:** An exterior lighting plan shall be submitted as part of the site plan approval for each site. The lighting plan will generally comply with the intent of the Ordinance, however the plan may propose to vary fixture height where a taller light is in character with the size of the parking field or surrounding buildings; or propose greater lighting levels where required for security or in special activity areas as long as the impact on light sensitive land uses are mitigated.
- 10. Design Standards:** Design standards for the PD-MEC district shall comply with the general intent of the Ordinance and requirements set forth in this plan. However, in order to meet the specific needs of the end user(s) the Owner may propose modifications to design standards, consistent with the overall character of the development as part of the application for site plan approval.
- 11. Signage:** Refer to Section 4 (F) signage requirements.

B. PD-C, Planned Development-Commercial District

1. Description of Land Use

- a. Design Concept:** The PD-C district will be designed to provide a broad range of retail, office, residential, civic, and open space uses. The design is intended to encourage residential density as close to the commercial center as possible through a variety of detached and attached concepts. The plan is designed to break up the larger parking fields with a block pattern, as well as with buildings and landscaping. A 'main street' design concept consisting of commercial buildings, fronting open space, will be

incorporated into the final design and planning to create a community gathering place.

Due to the scale of the project and to enhance the marketability of the site, site plans associated with the PD-C may be submitted in two phases to address 1) clearing and grading; and 2) all other applicable requirements.

- b. Mix of Uses:** The uses that are permitted for the PD-C district are listed in Attachment A-2. It is planned that neighborhood services, restaurants, offices and large and small retail stores be developed. Furthermore, a civic site and or public recreational venue may also be developed in this district. The design is also intended to encourage residential density as close to the commercial center as possible.
- 2. Intensities/Densities:** Intensities and Densities are provided in Table 1, *Table of Dimensional Standards*.
- 3. Dimensional Requirements:** Intensities and Densities are provided in Table 1, *Table of Dimensional Standards*.
- 4. Off-street Parking and Loading:** Off-street parking and loading shall be in accordance with Section 5(A) (4) of this Plan and the following:
- a. Bicycle parking** In addition bicycle parking shall be provided at a ratio of 1 bicycle space per 50 parking spaces.
- b. Pedestrian connectivity** Pedestrian pathways through parking areas shall be provided as part of the block design to connect public entrances of buildings to off-street parking areas that serve those buildings. Where the distance between these pedestrian pathways exceeds 400 feet, or a major building entrance exists in mid-block, a mid-block path may be required.
- 5. Environmental & Tree Protection:** Refer to Section 4(E) for environmental and 5(A)(5)(a) for tree protection requirements.
- 6. Landscaping Standards:** All development in the PD-C district shall comply with the general intent and purpose of the requirements of Section 6-300, *Landscaping Standards*, however, it is acknowledged that much of the PD-C area is intended for urban scale development and certain requirements of Section 6-300 are not appropriate in that context. An Alternative Landscaping Plan will be submitted with each application for site plan approval, which achieves the performance standards listed below:
- a.** For site landscaping, trees shall be dispersed in a manner that softens the visual impact of the built environment. Even dispersal of such trees shall be considered; however, placement of trees shall be consistent with the

environment in which the trees are planted. For example, more urban settings shall achieve a tree planting pattern that reinforces the connectivity of and relationship between buildings, which allows for a clearer delineation of circulation patterns, particularly for pedestrians, and more compact form of development.

- b. Vehicular use area landscaping shall achieve a tree canopy equal to or greater than the canopy that would be achieved with strict adherence to section 6-300(E) (1) (d). Minimum planting areas shall be sufficient to maintain health of vegetation.
 - c. Perimeter buffers, where required and not exempt per Section 6-300(F) (1) (b), shall be sufficient to properly mitigate the negative effects of contiguous incompatible uses.
 - d. Site landscaping, streetscape and perimeter planting shall soften the visual impact of the built environment. However, streetscape planting shall be designed to reinforce the character of development while helping to delineate circulation patterns.
 - e. Streetscaping components will include: sidewalks of an adequate width to accommodate pedestrian traffic based on the intensity of development on each street, displays and outdoor seating for restaurants. Planting areas including planting strips or tree grates shall be provided between the curb and sidewalk, at varying widths, suitable for street tree planting. On street parking shall be provided where needed as well as a travel lane wide enough to accommodate bike traffic. An arcade area could be an alternative to street tree planting and street lights.
- 7. Fencing Standards:** In order to meet the site specific needs of end users, a fencing plan may be submitted as part of the site plan approval that includes design details that vary from strict conformance with code standards. The plan will generally comply with the intent of the Ordinance, but may propose different heights, designs or materials based on security requirements or the configuration of the property and improvements. However, the fencing plan must provide a similar quality of appearance to streets and the public areas of adjacent properties. In order to preserve a natural look, fencing will not be required around detention ponds, provided that the sides are adequately benched or other approved controls are put in place
- 8. Open Space:** Refer to Section 4(E) for open space requirements.
- 9. Exterior Lighting:** An exterior lighting plan may be submitted as part of the site plan approval for each site. The lighting plan will generally comply with the intent of the Ordinance, however the plan may propose to vary fixture height where a taller light is in character with the size of the parking field or

surrounding buildings; or propose greater lighting levels where required for security or in special activity areas as long as the impact on light sensitive land uses are mitigated.

10. Design Standards: Design standards for the PD-C district shall comply with the general intent of the Ordinance and requirements set forth in this plan. However, in order to implement the overall design concept and meet the specific needs of the end user(s) the Owner may propose modifications to design standards, consistent with the overall character of the development as part of the application for site plan approval.

11. Signage: Refer to Section 4(F) signage requirements.

C. PD-R, Planned Development-Residential District

1. Description of Land Use

- a. Design Concept:** This portion of the site is designed to connect a diversity of housing types, civic uses, recreational uses, and neighborhood centers to the greater neighborhood. Neighborhoods will be designed with multiple housing types and sizes with varying lot widths in each of the neighborhoods. Lot development plans for the different house types and lot widths are provided in Attachment 2³. A street network will be designed for greater connectivity to the entire site including access to greenway trails, parks, etc. The uses that may be permitted in the PD-R district are listed in Attachment A-3.
- b. Mix of Uses:** Uses will include single family and multi –family, as well as civic and recreational uses.
- 2. Intensities/Densities:** Intensities and Densities are provided in Table 1, *Table of Dimensional Standards*.
- 3. Dimensional Requirements:** Intensities and Densities are provided in Table 1, *Table of Dimensional Standards*.
- 4. Off-street Parking and Loading:** Off-street parking and loading shall be in accordance with the Ordinance.
- 5. Environmental & Tree Protection:** Refer to Section 5(A) (5) (a) of this plan for environmental and tree protection requirements. The PD-R district encompasses approximately 400 acres in total and includes two closed landfills, totaling approximately 80 acres and approximately 35 acres of floodplain and riparian buffer. SCDHEC regulations prohibit the planting of

³ Details in *Table 1. Dimensional Standards* shall control in the event of any conflict with the lot type illustrations.

trees on closed landfills. As such, the area available to replace/mitigate tree canopy is limited in the PD-R district. Furthermore, the topography in the PD-R district is steep which limits the ability to retain trees.

- 6. Landscaping Standards:** All development in the PD-R district shall comply with the general intent and purpose of the requirements of Section 6-300, *Landscaping Standards*. Due to the size of the project a landscape plan for the first phase of the PD-R district shall be submitted with the preliminary plat and subsequent landscape plans for additional phases are to be submitted with the construction drawings. However, an Alternative Landscaping Plan, as described in section 6-300(l), may be submitted with each application for subdivision or site plan approval that achieves the performance standards listed below:
- a. For site landscaping, trees shall be dispersed in a manner that softens the visual impact of the built environment. Even dispersal of such trees shall be considered; however, placement of trees shall be consistent with the environment in which the trees are planted. For example, more urban settings shall achieve a tree planting pattern that reinforces the connectivity of and relationship between buildings, which allows for a clearer delineation of circulation patterns, particularly for pedestrians, and more compact form of development.
 - b. Vehicular use area landscaping shall achieve a tree canopy equal to or greater than the canopy that would be achieved with strict adherence to section 6-300(E) (1) (d). Minimum planting areas shall be sufficient to maintain health of vegetation.
 - c. Perimeter buffers, where required and not exempt per Section 6-300(F) (1) (b), shall be sufficient to properly mitigate the negative effects of contiguous incompatible uses.
 - d. Site landscaping, streetscape and perimeter planting shall soften the visual impact of the built environment. However, streetscape planting shall be designed to reinforce the character of development while helping to delineate circulation patterns.
- 7. Fencing Standards:** Fencing for PD-R shall comply with Section 6-400 of the Ordinance. In order to preserve a natural look, fencing will not be required around detention ponds, provided that the sides are adequately benched or other approved controls are put in place.
- 8. Open Space:** Refer to Section 4(E) for open space requirements.
- 9. Exterior Lighting:** Exterior lighting shall be in accordance with the Ordinance.

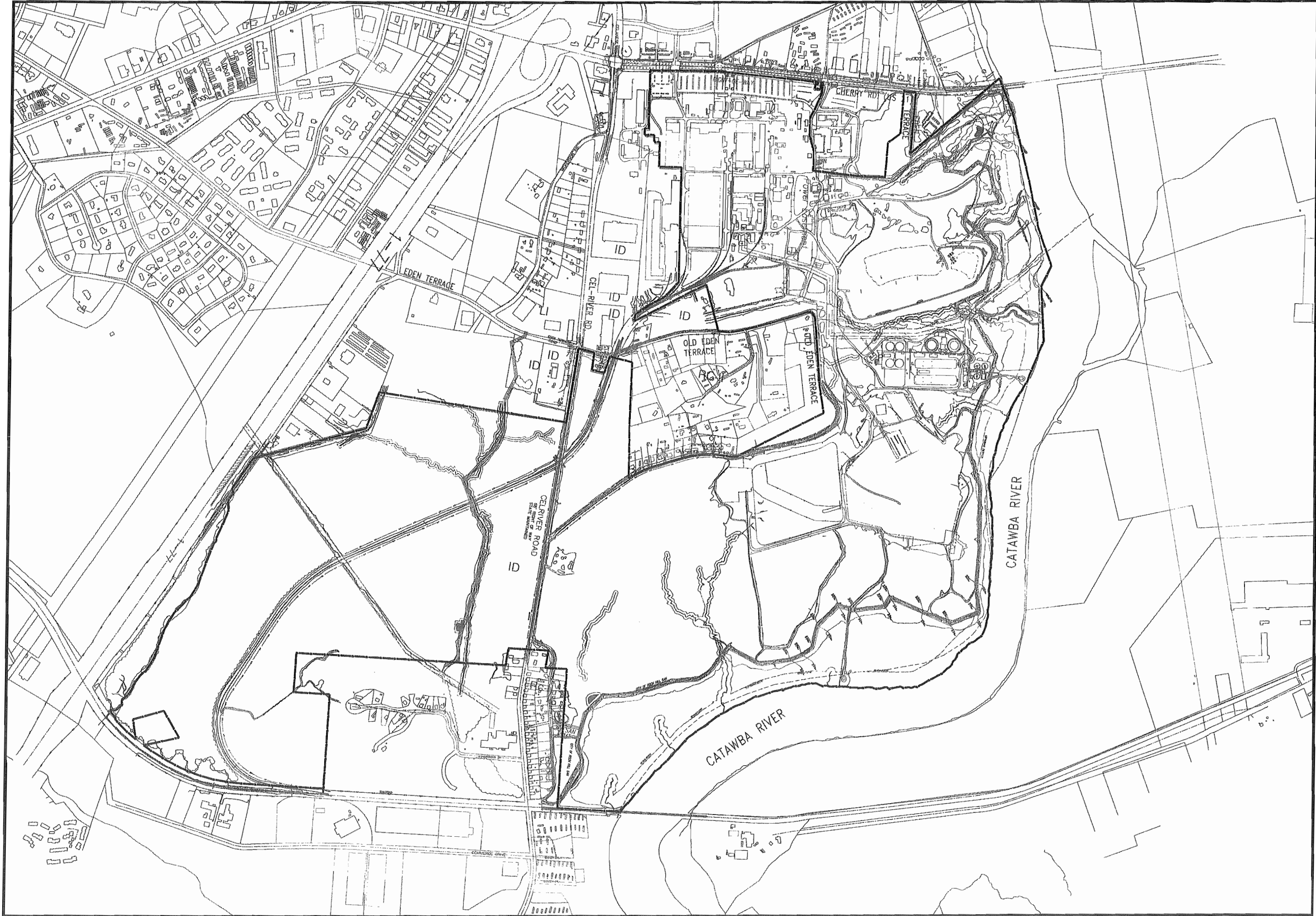
10. Design Standards: Design standards for the PD-R district shall comply with the general intent of the Ordinance and requirements set forth in this plan. However, in order to implement the overall design concept the Owner may propose modifications to design standards, consistent with the overall character of the development as part of the application for subdivision or site plan approval. A pattern book will be created to provide additional architectural and landscape details to residential builders to ensure a high quality development. Design standards, including but not limited to the following anticipated changes shall be approved with this plan:

- a. Slab heights may be less than what is specified in the Ordinance provided that the concrete fronting the street is covered with materials such as brick, stone or stucco and screened with enhanced landscaping.
- b. Pockets of like homes, with varying architectural features, may be grouped together to create the desired neighborhood character and streetscape. Although these planned groupings of similar homes may not meet the Ordinance requirements, the overall residential design with varying lot sizes, architectural housing types throughout blocks and neighborhoods provide the overall variability desired.
- c. Due to the topography and in order to preserve vast natural resources located at the site, the minimum connectivity index requirement shall be reduced to 1.2, unless approved by the Planning Commission at preliminary plat review.
- d. The minimum lot widths for attached garages facing the street shall be 50 feet. Lot widths of 50 feet or greater shall not require alleys.
- e. Street facing garage and car port facades may exceed 45% of the total area of the front façade elevation of the dwelling provided additional architectural elements are included in the façade design.
- f. Due to the difficult topography and unique existing conditions, vast areas of open space have been set aside fronting the Catawba River and on former landfills. As such, the framing open space requirement shall be a minimum of 5%.
- g. Alley widths may be increased from 12 feet to 14 feet to accommodate two-way traffic.
- h. Front facades with varying architectural styles may exceed fifty (50%) percent lap siding provided that the siding is not vinyl.

- i. Where residential streets are single loaded and front large open spaces with separate internal pedestrian systems sidewalks may be waived on the non-loaded side of the street, particularly where the open space features an internal trail network.

11. Signage: Refer to Section 4(F) for signage requirements.

FIGURES

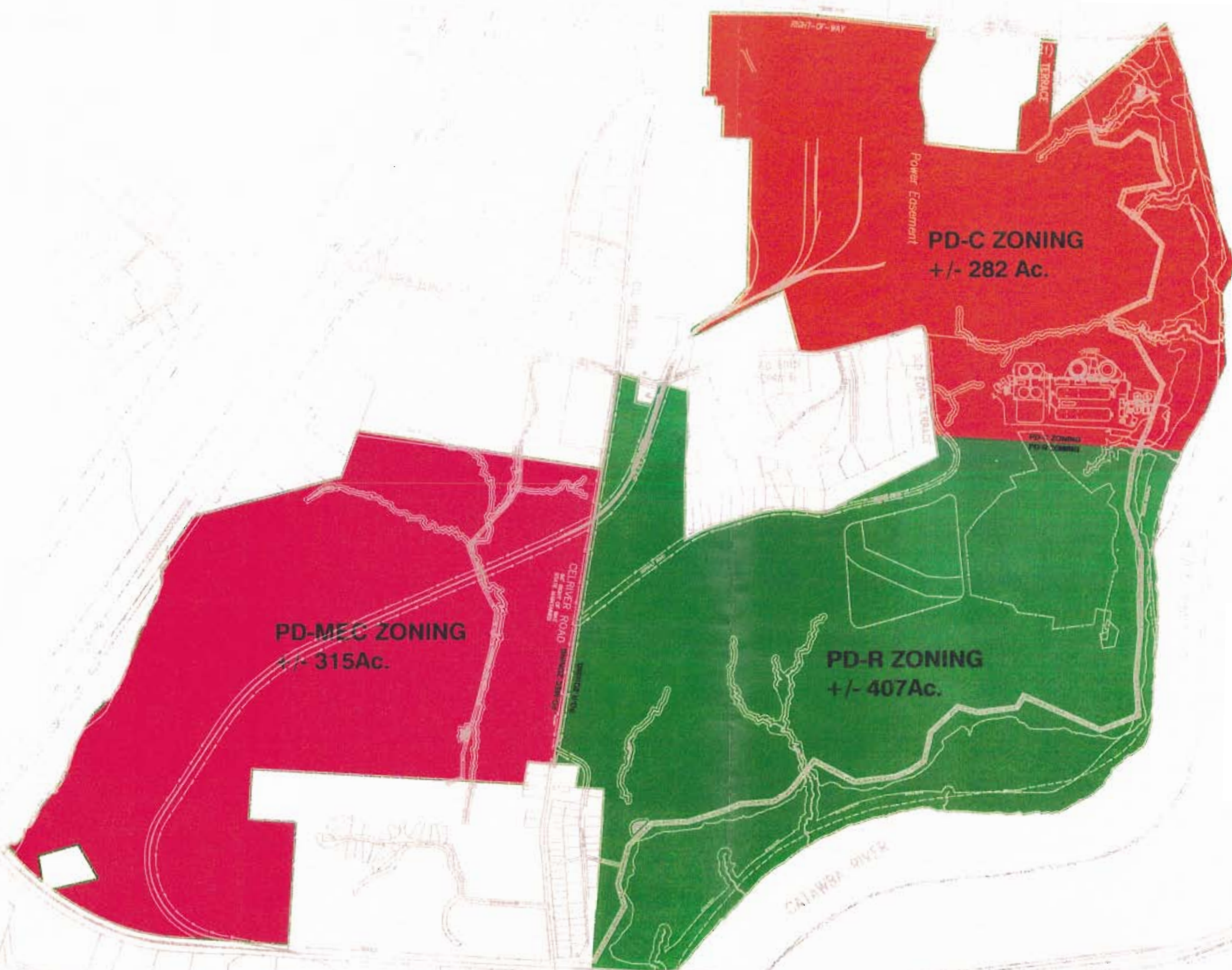


GREENS OF ROCK HILL SITE PLAN	RIVERWALK ROCK HILL, SC	ASSURED GROUP GREENS OF ROCK HILL AN ASSURED MANAGEMENT GROUP COMPANY 2850 CHERRY ROAD ROCK HILL, SC 29730													
Drawing Title C1.0	Project Title RIVERWALK ROCK HILL, SC	Drawing Information Project No. 08-001 Drawn By TCH Date 7-11-08 Checked By DDM Approved By TCH	Revision Table <table border="1"> <thead> <tr> <th>No.</th> <th>Reason</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Reason	Date									
No.	Reason	Date													

ZONING LEGEND

- Planned Developmnet Commercial District
- Planned Developmnet Residential District
- Planned Developmnet Major Employment District

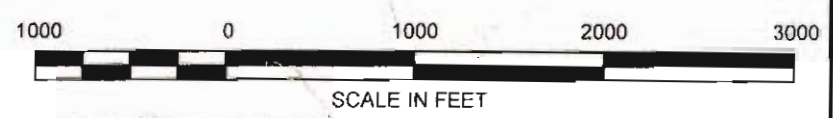
GREENS OF ROCK HILL
 A MANAGED MANAGEMENT SERVICE COMPANY
 2850 CHERRY ROAD
 ROCK HILL, SC 29730



Revision	No.	Name	Date

RIVERWALK
 ROCK HILL, SC

**PD DISTRICTS
 GEOGRAPHIC BOUNDARIES**



Drawing No. **C2.0**



CHERRY ROAD / US-21

VILLAGE STREET

TOWNCENTER

YMCA

RIVER DISTRICT

KAYAK LAUNCH

CRITERIUM TRACK

INTERSTATE 77

EDEN TERRACE ROAD

CEL RIVER ROAD

PROPOSED VELODROME

AMENITY AREA

RIVERWALK TRAIL

COMMUNITY PARK AND ATHLETIC FIELDS

INTERSTATE 77

CATAWBA RIVER

- Trail Legend:**
- Hiking/Walking Trail
 - Riverwalk Trail
 - * Kayaking Launch
 - - - Criterium Track
 - Mountain Bike Trail

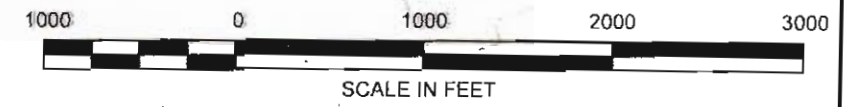
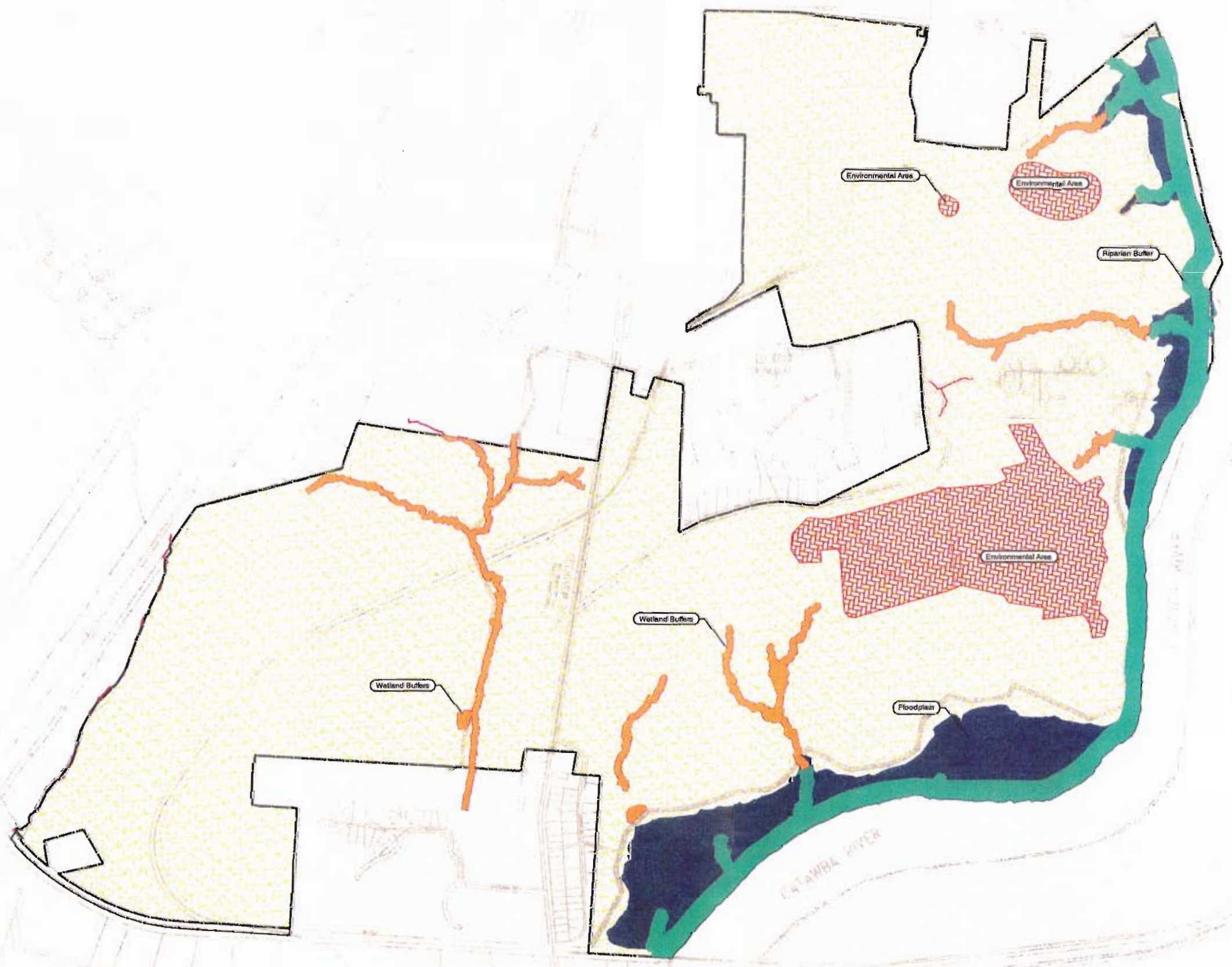
Notes:

1. Conceptual Master Plan subject to change based on final planning and design



ENVIRONMENTAL LEGEND

- Floodplain: 102 acres
- Catawba River Riparian Buffer: 52 acres
- Wetlands: 3.78 acres;
Wetland buffers: 21 ac.
- Environmental Areas: 80 acres



GREENS OF
ROCK HILL

2850 CHERRY ROAD
ROCK HILL, SC 29730

Project No.	Revision	Date	By	Check
28021		7-11-09	SPW	TJK

RIVERWALK

ROCK HILL, SC

OPEN SPACE & ENVIRONMENTAL AREAS

C4.0



Project No.	05-001
Scale	AS SHOWN
Drawn By	T-11-08
Checked By	12/04
Approved By	T-11-08

RIVERWALK

 ROCK HILL, SC

SITE CIRCULATION PLAN



ENVIRONMENTAL LEGEND

- Floodplain: 102 acres
- Catawba River Riparian Buffer: 52 acres
- Wetlands: 3.78 acres;
Wetland buffers: 21 ac.
- Environmental Areas: 80 acres
- Existing tree canopy

ASSURED GROUP

GREENS OF ROCK HILL
AN ASSURED MANAGEMENT COMPANY

2850 CHERRY ROAD
ROCK HILL, SC 29730



No.	Name	Title	Date	Description
05-001	T. C. Hill	Professional Engineer	7-11-08	Design
			7-11-08	Check
			7-11-08	Approve

RIVERWALK
ROCK HILL, SC

**EXISTING TOPO
ENVIRONMENTAL AREAS**

C7.0

TABLES

TABLE 1: TABLE OF DIMENSIONAL STANDARDS IN THE PLANNED DEVELOPMENT DISTRICTS

DISTRICT AND USE	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH (FT)]	REQUIRED YARDS				MAX. LOT COVER-AGE	MAX. HEIGHT (FT) [6]	MAX. GROSS DENSITY (DU/AC)
			FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)	SIDE/ REAR YARD (FT) (ACCESSORY STRUCTURES)			
PD-R, PLANNED DEVELOPMENT-RESIDENTIAL DISTRICT									
28' + Lots[7]	2800	28	10	5	10 [4]	4; 4 for > 1 story	80%	40	10
41' + Lots	4100	41	10	5	10[4]	4; 5 for > 1 story	80%	40	8
60' + Lots	6000	60	10	5	10 [4]	4; 10 for > 1 story	80%	40	6
70' + Lots	7000	70	10	5	10 [4]	4; 10 for > 1 story	80%	45	4
80' + Lots	8000	80	10	5	10	4; 10 for > 1 story	80%	45	3
Townhome	None	None	5	0/5 [2]	10	4; 4 for > 1 story	90%	45	12
PD-C, PLANNED DEVELOPMENT-COMMERCIAL DISTRICT									
Multifamily	N/A	100 feet	0/5 [1]	0/5 [2]	10		100%	60	24
Townhome	None	None	0/5 [1]	0/5 [2]	10	4; 4for > 1 story	90%	45	24
2-4 Family Single Family Detached	5000	45	5	10	10	4; 6 for > 1 story	80%	40	6
Non-residential uses	None	None	0/10 [3]	None;50 when abutting residential district	10;50 when abutting residential district	4; 4 for > 1 story		50	24
PD-MEC, PLANNED DEVELOPMENT-MAJOR EMPLOYMENT CENTER									
All Uses	None	50	Building height or 10 [5]	Building height or 10 [5]; 75 when abutting residential zone district	Building height or 10 [5]; 75 when abutting residential zone district	Building height or 10 [5]; 75 when abutting residential zone district	85%; 90% for industrial uses	60	n/a

NOTES:

- [1] Buildings may provide a front yard of zero (building drawn up to sidewalk in more urban areas), otherwise, the minimum yard depth shall be five feet to provide adequate space for landscaping, a courtyard, or other amenity area.
- [2] a minimum side of 5 ft is required when townhomes adjoin detached residential
- [3] Front yards along Cherry Rd and Celriver Rd shall be a minimum of 10 ft, otherwise, the minimum shall be zero in character with more urban settings.
- [4] The required rear yard depth shall be reduced to five feet when abutting an alley or open space.
- [5] Office or manufacturing uses may be developed in an urban configuration with a minimum 10 foot setback or as permitted by Building Code, when the building façade meets commercial design standards. Otherwise, all minimum setbacks in the PD-MEC district shall equal the building height.
- [6] Detached residential units shall not exceed 3 stories in height as measured from the first floor.
- [7] no more than 20% of the total lots shall be 28' wide and not less than 20% of the lots shall be 70' or wider.

Appurtenances in Required Yards-

1. Steps that provide direct to the entrance of a principal structure may extend 100% into a required front yard to the property (right-of-way) line.
2. Balconies and awnings may extend up to 50% into a required front, side, or rear yard, provided minimum vertical clearance of 9 feet measured from the finished grade is maintained
3. Other appurtenances, such as a stoop, open porch, or bay window may extend up to five feet into the required front yard, provided such features do not impeded pedestrian circulation or extend more than 25% into the required yard. Such appurtenances may extend up to 25% into a required side or rear yard.

ATTACHMENTS

**ATTACHMENT A-1
LIST OF ALLOWABLE USES**

PLANNED DEVELOPMENT MAJOR EMPLOYMENT CENTER (PD-MEC)

Allowed Public and Institutional Uses

Day Care

Child day care center (7 or more persons)

Educational Facilities

Vocational or trade school

Government Facilities

Government maintenance, storage, and distribution facility

Government office

Post office

Health Care Facilities

Hospital

Medical and dental lab

Medical & Dental Offices [1]

Parks and Open Areas

Arboretum or Botanical garden

Community garden

Park, public

Public square

Public Safety

Fire and EMS

Police station

Sub station for fire and city police

Transportation

Helicopter landing facilities

Passenger terminal, surface transportation

Utilities

Wireless Communication tower and/or antenna, freestanding

Wireless Communication antenna, Collocation on existing tower or similar structure

Wireless Communication antenna, placement on existing structure

Utility, major

Utility, minor

Allowed Commercial Uses

Animal Care

Animal grooming [C]

Kennel, indoor [C]

Veterinary clinic without boarding [C]

Veterinary clinic with boarding [C]

Eating Establishments

All indoor and outdoor eating establishments [1]

ATTACHMENT A-1
LIST OF ALLOWABLE USES

Offices

Business services
Financial services
Professional services, including medical and dental
Radio and television broadcasting studio
Sales

Recreation/Entertainment, Indoor

Auditorium
Commercial recreation, indoor
Private club or lodge with seating capacity of less than 300 in main activity area
Private club or lodge, with seating capacity of 300 or greater in main activity area.

Recreation/Entertainment, Outdoor

Arena, amphitheatre, or stadium
Commercial recreation, outdoor (less than 10,000 sf)
Commercial recreation, outdoor (10,000 sf or more)
Golf driving range

Retail Sales and Services (1)

Convenience store (without gasoline sales or fast food sales) [1]
Convenience store (with gasoline sales) [1]
Convenience store (with gasoline and fast food sales) [1]
Financial institution [1]
Personal services establishment [1]
Repair establishment [1]

Vehicle Sales and Services

Aircraft parts, sales, and maintenance
Gasoline filling station (incl. fleet services)
Taxicab service
Truck or tractor rental or sales

Visitor Accommodation

Hotel or motel [1]

Allowed Industrial and Related Uses

Industrial Services

Building, heating, plumbing, or electrical contractor
Electric motor repair
Fuel oil/bottled gas distributor
General industrial service
Heavy equipment sales, rental, or repair
Laundry, dry cleaning, and carpet cleaning facilities
Machine shop
Repair of scientific or professional instruments
Research and development
Tool repair

Manufacturing and Production

Manufacturing, Limited
Manufacturing, General

Self-Service Storage

All uses

ATTACHMENT A-1
LIST OF ALLOWABLE USES

Warehouse and Freight Movement

Cold storage plant
Parcel services

Wholesale & Warehousing, Limited
Wholesale & Warehousing, General
Outdoor storage (as a principal use) [C]

Waste-Related Services

Recycling drop-off center

Wholesale Sales

All uses

[1] These uses may only be permitted in a planned retail/service area approved as part of the site plan(s) for the PD-MEC area. The primary location for such services will be in the office/flex areas along Cel-River Road.

[2] These uses may only be permitted in a planned neighborhood commercial area approved as part of the site or subdivision plans for the PD-R area. These uses should generally be in mixed use buildings. The primary location will be adjacent to the parks or amenity areas, or adjacent to the entrance at Cel-River Road.

[3] These uses may only be permitted in the office flex area on the east side of Cel-River Road, if that area is converted to such use as anticipated in this agreement.

[4] These uses may only be permitted in the wastewater treatment plant area, if that area is redeveloped as anticipated in this agreement.

Conditional Use Criteria

1. The proposed use and structures are not contrary to the primary purpose or design intent of the surrounding area.
2. The proposed use and structure are in scale with surrounding development and in scale with the area intended to be served.
3. Specialized landscaping, architectural treatments, restriction upon operations or other similar conditions have been placed to insure the above conditions have been met.

**ATTACHMENT A-2
LIST OF ALLOWABLE USES**

PLANNED DEVELOPMENT-COMMERCIAL (PD-C)

Allowed Residential Uses

Household Living

Dwelling, Live/work
Dwelling, single family attached [4]
Dwelling, single family detached [4]
Dwelling, multiple family
Dwelling, townhouse
Dwelling, two- to four-family
Upper story dwelling above a non-residential use

Allowed Public and Institutional Uses

Community Services

Community center
Art galleries, art centers, and the like
Cultural facility
Library
Museums
Senior center

Day Care

Adult day care center
Child day care center (7 or more persons)

Educational Facilities

Pre-school
School, elementary
Vocational or trade school

Health Care Facilities

Blood/tissue collection facility [C]
Hospital
Medical and dental clinic
Medical and dental lab
Medical treatment facility (20 or fewer beds)
Medical and dental office

Institutions

Assisted living facility
Convention center
Nursing home

Parks and Open Areas

Arboretum or Botanical garden
Community garden
Park, public
Public square

Public Safety

Fire and EMS
Police station
Sub station for fire and city police

ATTACHMENT A-2
LIST OF ALLOWABLE USES

Transportation

Passenger terminal, surface transportation

Utilities

Wireless Communication tower and/or antenna, freestanding

Wireless Communication antenna, Collocation on existing tower or similar structure

Wireless Communication antenna, placement on existing structure

Utility, minor

Allowed Commercial Uses

Agricultural Support and Services

Farm market

Animal Care

Animal grooming

Veterinary clinic without boarding

Veterinary clinic, with boarding

Eating Establishments

All indoor and outdoor eating establishments

Conference and Training Centers

Conference center

Offices

Business services

Financial services

Professional services, including medical and dental

Sales

Parking, Commercial

Parking lot

Parking structure

Recreation/Entertainment, Indoor

Auditorium

Commercial recreation, indoor

Private club or lodge with seating capacity of less than 300 in main activity area

Private club or lodge with seating capacity of 300 or greater in main activity area

Theater (less than 500 seats)

Theater (500 seats or more)

Recreation/Entertainment, Outdoor

Arena, amphitheatre, or stadium

Commercial recreation, outdoor (less than 10,000 sf)

Commercial recreation, outdoor (10,000 sf or more)

Golf driving range

Retail Sales and Services (1)

Bar, nightclub, or cocktail lounge

Convenience store (without gasoline or fast food sales)

Convenience store (with gasoline sales)

Convenience store (with gasoline or fast food sales)

Drug store or pharmacy (with drive through)

Entertainment establishment

ATTACHMENT A-2
LIST OF ALLOWABLE USES

Financial institution
Funeral home
Grocery Store
Laundromat
Liquor store
Personal services establishment
Repair establishment
Retail sales establishment

Vehicle Sales and Services

Automobile rental and sales [C]
Automobile repair and servicing (without painting/bodywork)
Boat and marine rental and sales [C]
Car wash or auto detailing (full and self-service) [C]
Gasoline filling station
Taxicab service

Visitor Accommodation

Bed and breakfast
Hotel or motel
Tourist home

Allowed Industrial and Related Uses

Industrial Services

Repair of scientific or professional instruments
Research and development

Self-Service Storage

All uses [C]

Waste-Related Services

Recycling drop-off center

Wholesale Sales

All uses

[1] These uses may only be permitted in a planned retail/service area approved as part of the site plan(s) for the PD-MEC area. The primary location for such services will be in the office/flex areas along Cel-River Road.

[2] These uses may only be permitted in a planned neighborhood commercial area approved as part of the site or subdivision plans for the PD-R area. These uses should generally be in mixed use buildings. The primary location will be adjacent to the parks or amenity areas, or adjacent to the entrance at Cel-River Road.

[3] These uses may only be permitted in the office flex area on the east side of Cel-River Road, if that area is converted to such use as anticipated in this agreement.

[4] These uses may only be permitted in the wastewater treatment plant area, if that area is redeveloped as anticipated in this agreement.

ATTACHMENT A-2
LIST OF ALLOWABLE USES

Conditional Use Criteria

1. The proposed use and structures are not contrary to the primary purpose or design intent of the surrounding area.
2. The proposed use and structure are in scale with surrounding development and in scale with the area intended to be served.
3. Specialized landscaping, architectural treatments, restriction upon operations or other similar conditions have been placed to insure the above conditions have been met.

**ATTACHMENT A-3
LIST OF ALLOWABLE USES**

PLANNED DEVELOPMENT RESIDENTIAL-(PD-R)

Allowed Residential Uses

Household Living

Dwelling, Live/work
Dwelling, single-family attached
Dwelling, single-family detached
Dwelling, townhouse
Dwelling, two- to four-family
Upper story dwelling above a non-residential use

Allowed Public and Institutional Uses

Community Services

Community center
Cultural facility
Library
Museums
Youth club facility

Day Care

Child day care center (7 or more persons)

Educational Facilities

Pre-school
School, elementary
School, middle or junior high [C]

Health Care Facilities

Medical and dental clinic [2]
Medical and dental offices [2]

Institutions

Assisted living facility [C]
Nursing home [C]

Parks and Open Areas

Arboretum or Botanical garden
Community garden
Golf course, public
Park, public
Public square

Public Safety

Fire and EMS
Police station
Sub station for fire and city police

Utilities

Wireless Communication tower and/or antenna, freestanding
Wireless Communication antenna, Collocation on existing tower or similar structure
Wireless Communication antenna, placement on existing structure
Utility, minor

**ATTACHMENT A-3
LIST OF ALLOWABLE USES**

Allowed Commercial Uses

Agricultural Support and Services

Farm market [C] [2]

Eating Establishments

All indoor and outdoor eating establishments, with fewer than 100 seats. [2]

Offices

Business services [2][3]

Financial services [2][3]

Professional services, including medical and dental [2][3]

Sales [2][3]

Recreation/Entertainment, Indoor

Commercial recreation, indoor– [2][C]

Private club or lodge with seating capacity of less than 300 in main activity area [2][C]

Recreation/Entertainment, Outdoor

Arena, amphitheatre, or stadium [C]

Commercial recreation, outdoor (less than 10,000 sf) [C]

Commercial recreation, outdoor (10,000 sf or more) [C]

Retail Sales and Services

Convenience store (without gasoline sales or fast food sales) [2]

Financial institution [2]

Grocery Store [2][C]

Drug Store [2][C]

Laundromat [2]

Personal services establishment [2]

Retail sales establishment (under 2000 sq. ft. per tenant) [2]

Visitor Accommodation

Bed and breakfast [2]

Tourist Home [2]

Allowed Industrial and Related Uses

Waste-Related Services

Recycling drop-off center

[1] These uses may only be permitted in a planned retail/service area approved as part of the site plan(s) for the PD-MEC area. The primary location for such services will be in the office/flex areas along Cel-River Road.

[2] These uses may only be permitted in a planned neighborhood commercial area approved as part of the site or subdivision plans for the PD-R area. These uses should generally be in mixed use buildings. The primary location will be adjacent to the parks or amenity areas, or adjacent to the entrance at Cel-River Road.

[3] These uses may only be permitted in the office flex area on the east side of Cel-River Road, if that area is converted to such use as anticipated in this agreement.

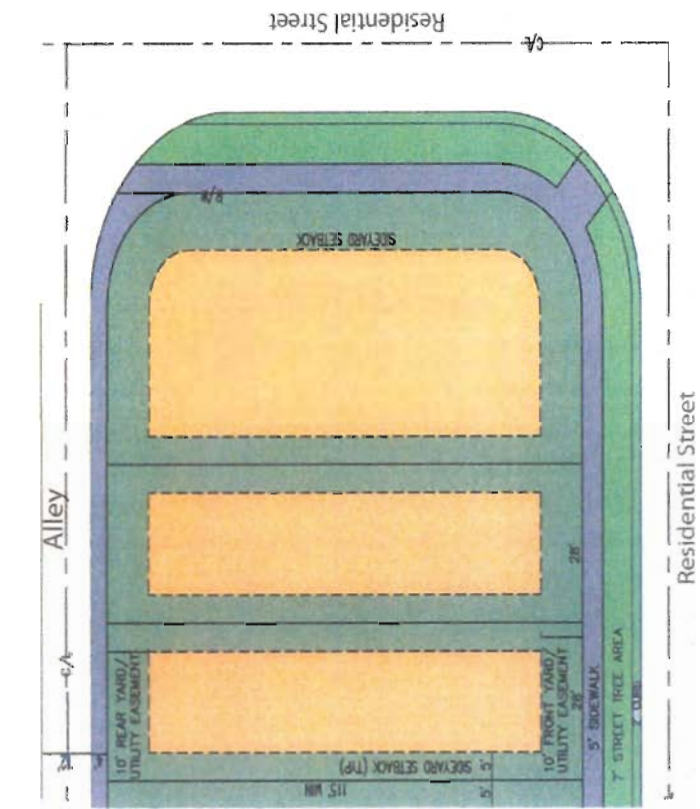
ATTACHMENT A-3
LIST OF ALLOWABLE USES

[4] These uses may only be permitted in the wastewater treatment plant area, if that area uiis redeveloped as anticipated in this agreement.

Conditional Use Criteria

1. The proposed use and structures are not contrary to the primary purpose or design intent of the surrounding area.
2. The proposed use and structure are in scale with surrounding development and in scale with the area intended to be served.
3. Specialized landscaping, architectural treatments, restriction upon operations or other similar conditions have been placed to insure the above conditions have been met.

**ATTACHMENT 2
LOT DEVELOPMENT TYPES**



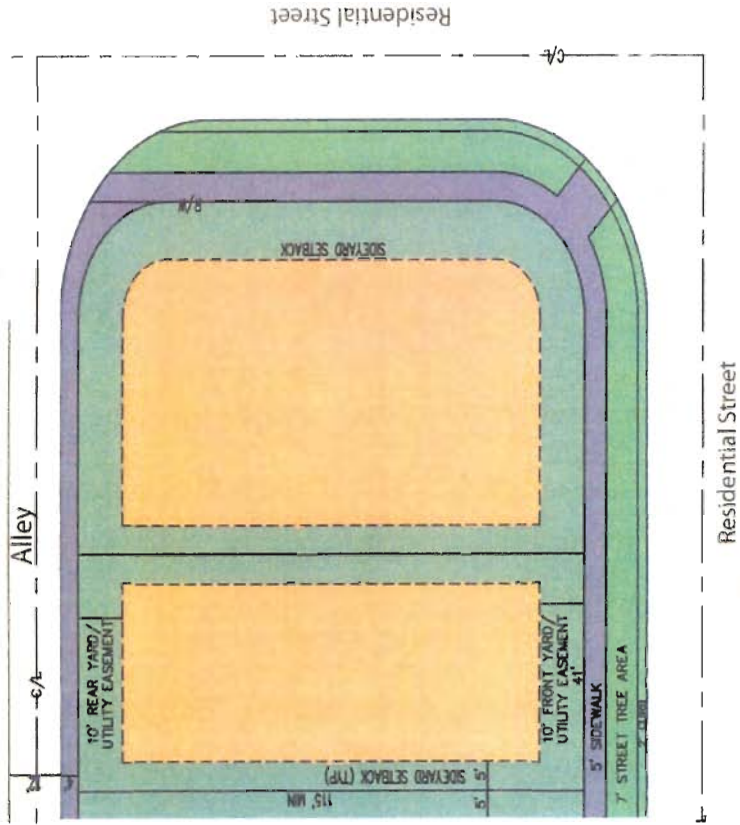
28' Cottage Lots

Typical Lot Dimension (minimum): 28' X 115'

Front Yard Setback: Houses have a minimum of 10' setback from the Right-of-Way

Rear Yard Setback: 10' from the Right-of-Way

Side Yard Setback: 5' from the property line



41' Village Lots

Typical Lot Dimension (minimum): 41' X 115'

Front Yard Setback: Houses have a minimum of 10' setback from the Right-of-Way

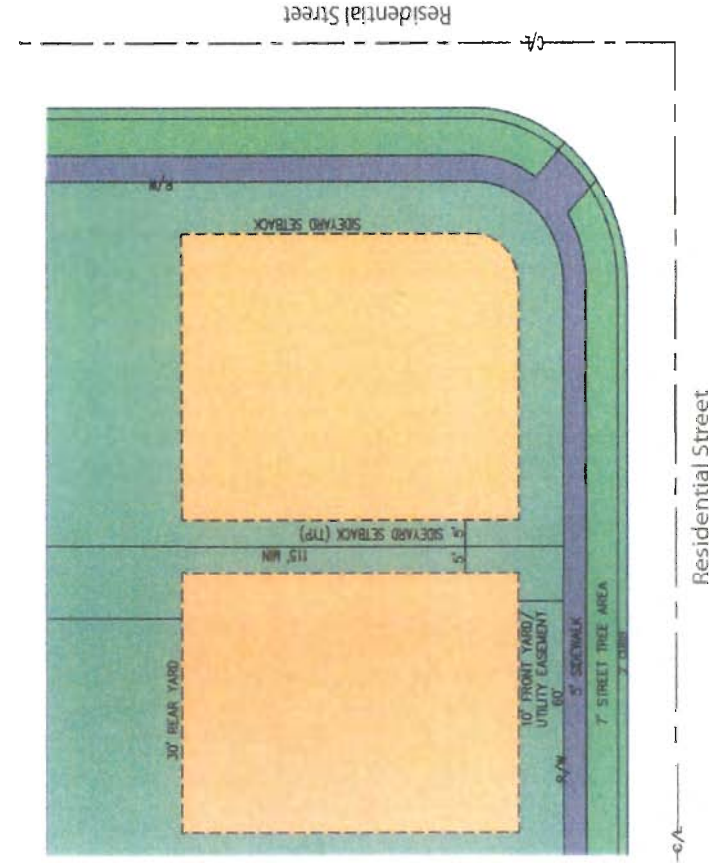
Rear Yard Setback: 10' from the Right-of-Way

Side Yard Setback: 5' from the property line



28' & 41' Lots

RIVERWALK



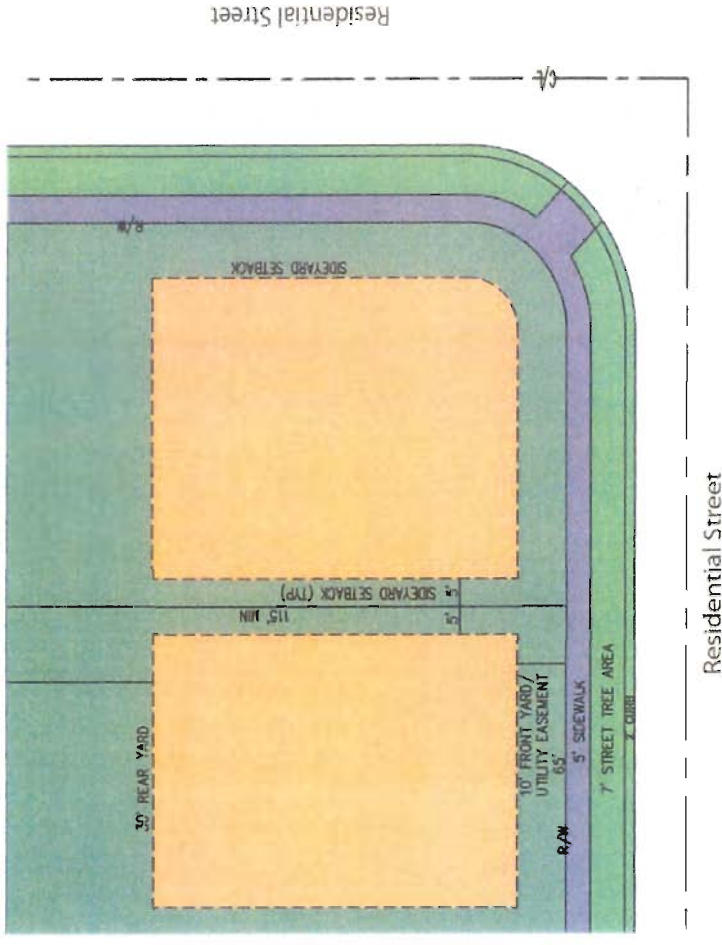
60'+ Arbor Lots

Typical Lot Dimension (minimum): 60' X 115'

Front Yard Setback: Houses have a minimum of 10' setback from the Right-of-Way

Rear Yard Setback: 10' from the Right-of-Way

Side Yard Setback: 5' from the property line



70'+ Manor Lots

Typical Lot Dimension (minimum): 70' X 115'

Front Yard Setback: Houses have a minimum of 10' setback from the Right-of-Way

Rear Yard Setback: 10' from the Right-of-Way

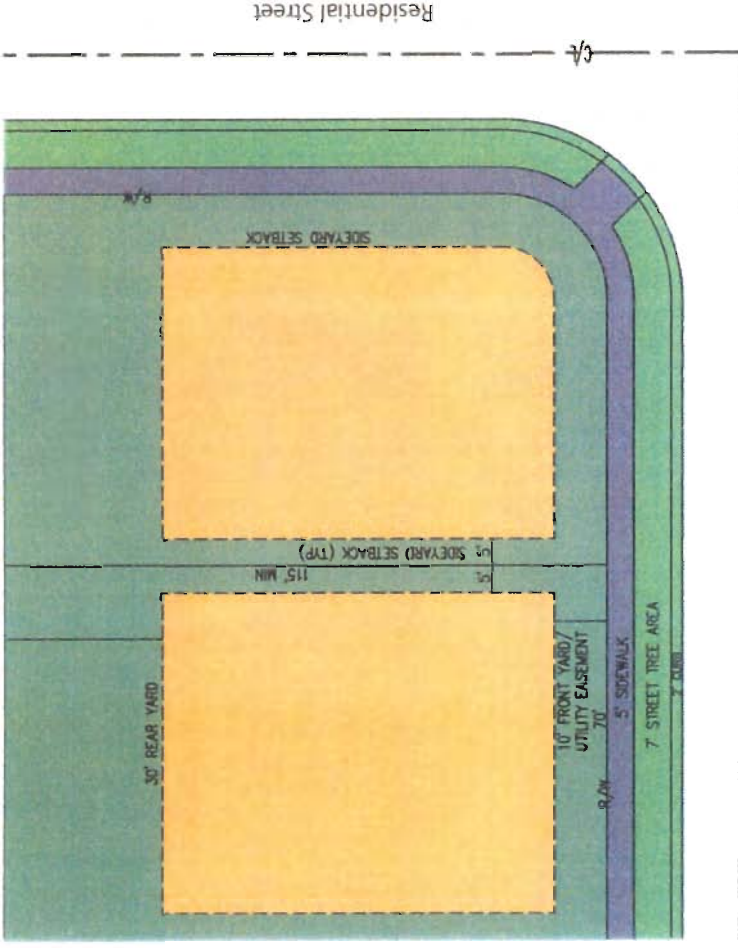
Side Yard Setback: 30' from the property line





80' Lots

RIVERWALK



Residential Street

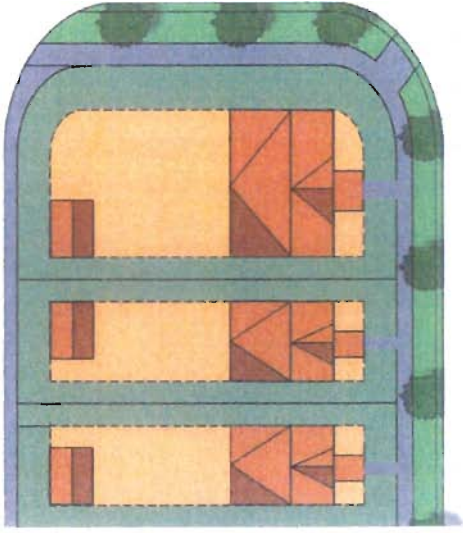
80' Estate Lots

Typical Lot Dimension (minimum): 80' X 115'

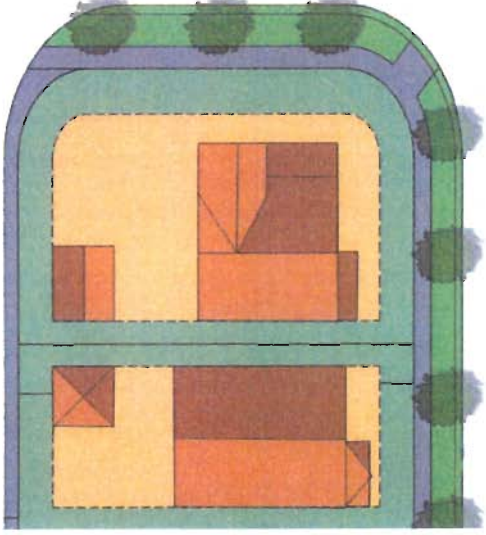
Front Yard Setback: Houses have a minimum of 10' setback from the Right-of-Way

Rear Yard Setback: 10' from the Right-of-Way

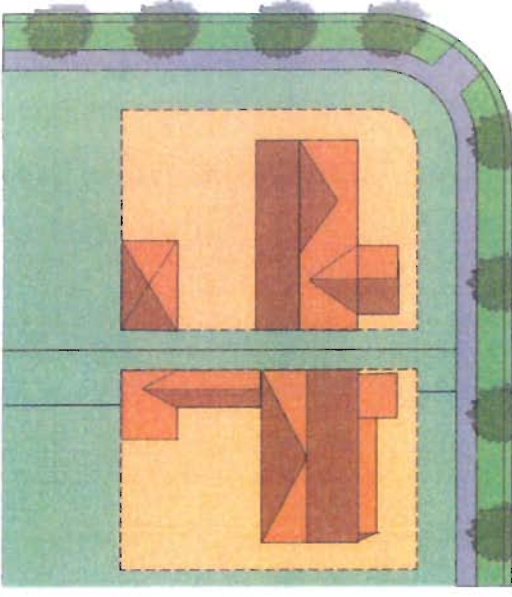
Side Yard Setback: 30' from the property line



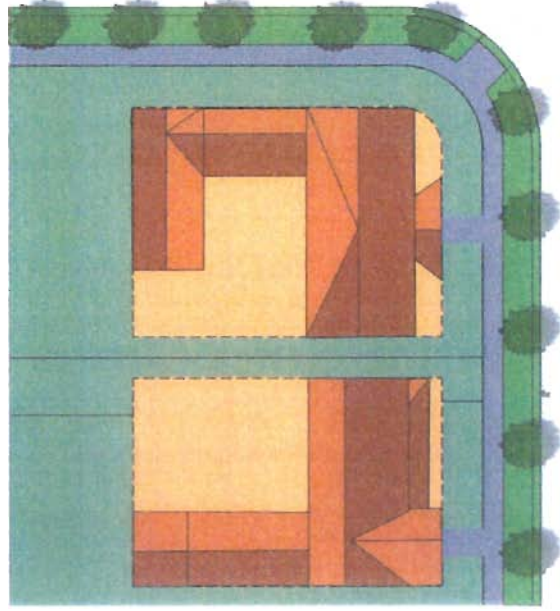
28' Cottage Lots



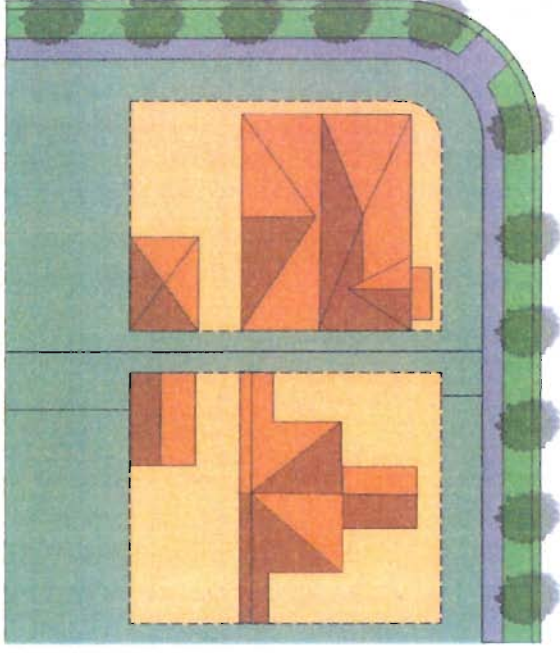
41' Village Lots



60'+ Arbor Lots



70'+ Manor Lots



80' Estate Lots





APPROVED BY
 ROCK HILL CITY COUNCIL
 PLANNED UNIT DEVELOPMENT
 Ordinance ~~2008-50~~ Effective 11/24/08

- Trail Legend:**
-  Hiking/Walking Trail
 -  Riverwalk Trail
 -  Kayaking Launch
 -  Criterium Track
 -  Mountain Bike Trail

Notes:
 1. Conceptual Master Plan subject to change based on final planning and design.

