



Rezoning Analysis-Report to City Council

Meeting Date: May 23, 2011

Location:	Kensington Apartments, 1004-1121 Kensington Square, Tax Map # 593-00-00-011.
Site Area:	3.19 acres
Request:	Annex property into the City and rezone from Business Development District-II (BD-II) in York County to Multi Family-15 (MF-15).
Proposed Development:	None- existing development.
Applicant:	City of Rock Hill on behalf of owner.
Owner:	Beall Investments LLC (John Beall) Charleston, SC 843-577-5839

Site Description

The subject property is the site of Kensington Apartments (48 units) and is fully developed. The property is located on the northwest side of the City and fronts on a minor arterial roadway (Herlong Ave). Surrounding uses include undeveloped property, office, institutional, and single-family residential in commercial, planned unit development, and residential zoning districts. No new development is planned for this property.

Proposal

This annexation was initiated by the City pursuant to the goal of annexing enclave areas that are completely surrounded by the City Limits. The current owner signed an annexation agreement when the property was purchased in 2010. Staff presented the owner with an annexation petition in early March, 2011, and it was signed on March 14. The property is served by City water and sewer and is subject to annexation at the City's discretion. Annexation of enclaves promotes greater efficiency in City services and supports compact infill development and redevelopment that is consistent with strategies identified in the Comprehensive Plan.

Existing Zoning District Summary

Business Development District II (BD-II)- Permitted uses include clinics, office buildings, educational institutions, financial institutions, commercial schools, research facilities, townhouses, museums, motels, retail establishments, restaurants, and commercial parking lots.

Proposed Zoning District Summary

Multi-Family-15 (MF-15)- The MF-15 district is established and intended to encourage a wide range of medium to high density housing types, especially multiple family development, even though single-family detached, single-family attached, townhouses, and two- to four-family dwellings are also allowed to meet the diverse housing needs of

City residents. Neighborhood commercial and complementary uses customarily found in residential zone districts, such as schools, community facilities, religious institutions, and parks and playgrounds are encouraged. The minimum lot area for single-family detached dwellings is five thousand (5,000) square feet. The maximum residential density allowed is fifteen (15) dwelling units per acre. Buildings including street-level non-residential uses may include residential units at a density of up to twenty (20) units per acre.

Zoning History of the Property and Previous Rezoning Cases in the Area

Since June of 2010, the properties at 445, 465, 481, and 489 S. Herlong Ave. have been annexed by the City.

INFRASTRUCTURE CONSIDERATIONS

The property is fully developed and there will be no additional impacts on the transportation or utility systems.

RELATIONSHIP TO PUBLIC PLANS

Vision 2020 Comprehensive Plan

This property is reflected on the City's Vision 2020 Land Use Map as Existing Suburban Neighborhood as well as a Community Center sub-area of the Suburban Mixed Use Center Character Area.

Properties within the Existing Suburban Neighborhood are characterized by established suburban land use patterns, dominated by single family subdivisions and individual commercial developments. The vision for this area is to better connect neighborhoods as well as integrate and mix land uses in a more pedestrian and bicycle-friendly way. Planning principles for this area seek to expand and reinforce neighborhood cohesiveness and design. Compatible mixtures of uses are encouraged; however, new commercial and office uses generally are encouraged to locate in focused Suburban Mixed Use Centers. Efforts to enhance mobility and livability in these areas are important. Higher density and intensity uses should be focused in and immediately surrounding Suburban Centers and along major corridors, or in other locations where they relate to unique institutions and amenities and can be designed with minimal land use impacts.

Uses located within the Community Center classification should be medium scale and serve multiple neighborhoods. Community centers are typically anchored by a grocery store (but not big box) with supporting commercial, office, attached housing, or similar uses. Access from arterial roadways should be balanced with pedestrian and bicycle enhancements and circulation.

Conclusion

The requested annexation and rezoning from County Business District -II (BD-II) to Multifamily -15 (MF-15) is generally consistent with the City of Rock Hill Vision 2020 Comprehensive Plan and Vision 2020 Land Use Map.

PUBLIC INVOLVEMENT

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

- April 3, & 17: Planning Commission public hearing advertisements published in *The Herald*.
- April 15: Rezoning notification signs posted on subject property.
- April 15: Rezoning notification postcards sent to property owners within 300' of the subject property. A total of 56 postcards were sent to properties within rezoning area and surrounding areas.

Public Hearing

The Rock Hill Planning Commission held a public hearing on this application on May 3, 2011. No one from the public spoke on the proposal.

RECOMMENDATIONS

Staff Assessment

The proposed zoning is consistent with the City's Land Use Plan and is compatible with surrounding uses.

Staff Recommendation

Staff recommends approval of the proposed Multi-Family-15 (MF-15) zoning.

Planning Commission Recommendation

Following the public hearing at their May meeting, the Planning Commission voted 6-0 to recommend approval of the proposed MF-15 zoning.

Attachments

- Annexation Map
- Rezoning Map

For copies of the following attachments, see the digital version of the report on the City's website:

- Annexation Application
 - Rezoning Application
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803.329.8763

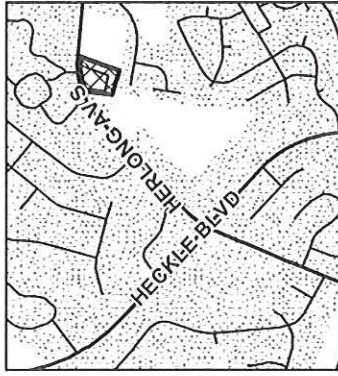


ROCK HILL
SOUTH CAROLINA

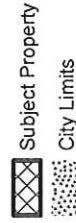
ANNEXATION MAP

Herlong/Heckle VI Area

**ANNEXATION TO THE
CITY OF ROCK HILL**



**ZONING: MF-15
WARD: WARD 4
ACREAGE: 3.19**



THIS MAP WAS COMPILED FROM PLATS AND
OTHER AVAILABLE INFORMATION.
NO ACTUAL FIELD SURVEY WAS PERFORMED.

[Signature]
CITY ADMINISTRATOR
DATE: 3-2-2011

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INSIDE CITY OWNERS

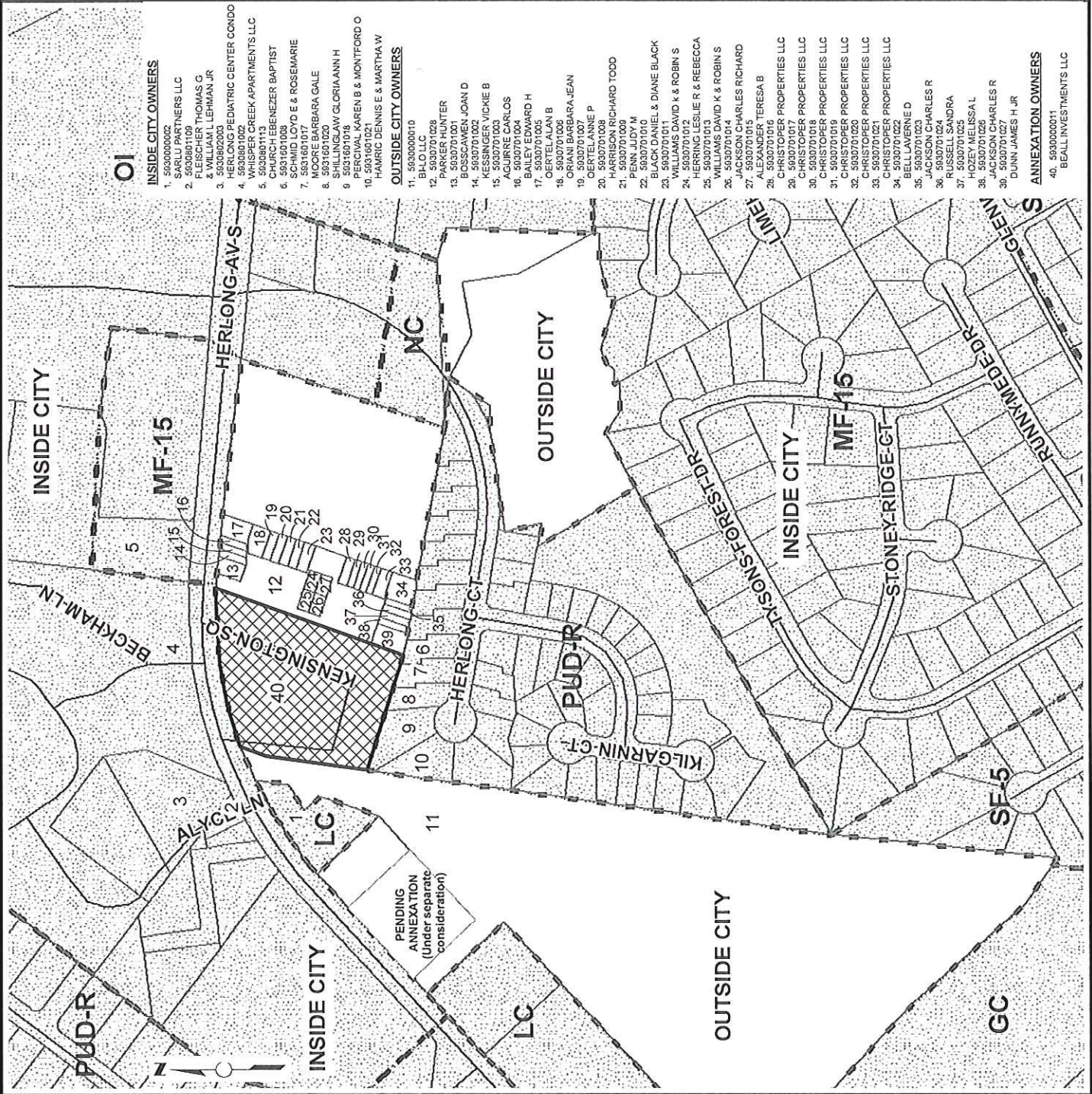
1. 5930000020 SARLU PARTNERS LLC
2. 5930090109 FLEISCHER THOMAS O & WILLIAM L LEHMAN JR
3. 5930090203 HERLONG PEDIATRIC CENTER CONDO
4. 5930090113 WHISPER CREEK APARTMENTS LLC
5. 5931601008 CHURCH EBENEZER BAPTIST
6. 5931601008 SCHMID LOYD E & ROSEMARIE
7. 5931601017 BRBARA GALE
8. 5931601020 SHILLINGLAW GLORIA ANN H
9. 5931601018 PERCIVAL KAREN B & MONTFORD O
10. 5931601021 HAMRIC DENNIS E & MARTHA W

OUTSIDE CITY OWNERS

11. 5930000010 B.H.O. LLC
12. 5930070028 PARKER HUNTER
13. 5930070001 BOSSCAMEN JOAN D
14. 5930070002 ICKIE B
15. 5930070003 AGUIRRE CARLOS
16. 5930070004 BAILEY EDWARD H
17. 5930070005 CERTEL ALAN B
18. 5930070006 ORIANI BARBARA JEAN
19. 5930070007 OERTEL ANNE P
20. 5930070008 HARRISON RICHARD TODD
21. 5930070009 ESN JUDY M
22. 5930070010 BLACK DANIEL & DIANE BLACK
23. 5930070011 WILLIAMS DAVID K & ROBIN S
24. 5930070012 HERRING LESLIE R & REBECCA
25. 5930070013 HERRING DAVID K & ROBIN S
26. 5930070014 JACKSON CHARLES RICHARD
27. 5930070015 ALEXANDER TERESA B
28. 5930070016 CHRISTOPHER PROPERTIES LLC
29. 5930070017 CHRISTOPHER PROPERTIES LLC
30. 5930070018 CHRISTOPHER PROPERTIES LLC
31. 5930070019 CHRISTOPHER PROPERTIES LLC
32. 5930070020 CHRISTOPHER PROPERTIES LLC
33. 5930070021 CHRISTOPHER PROPERTIES LLC
34. 5930070022 BELL LAVERNE D
35. 5930070023 JACKSON CHARLES R
36. 5930070024 HERRING LESLIE R & REBECCA
37. 5930070025 HOZEY MELISSA L
38. 5930070026 JACKSON CHARLES R
39. 5930070027 DUNN JAMES H JR

ANNEXATION OWNERS

40. 5930000011 BEALL INVESTMENTS LLC








ROCK HILL
SOUTH CAROLINA

M-2011-09

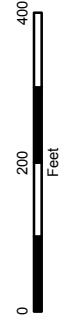
Legend

-  City Limit
-  Zoning District Boundaries
-  Area of Interest

Zoning Data

Current: BD-II

Proposed: MF-15



Planning & Development
Services Department
City of Rock Hill
4/27/11

