

# PLANNED DEVELOPMENT DISTRICT STANDARDS

## **TBD** (Formerly Known as Game On) A Mixed-Use Planned Community

### 1. Statement of General Facts, Conditions and Objectives

Property Size: Approximately +/- 55.709 AC (per York County GIS)

York County Tax Map #'s: 6440000042 (to be annexed), 6440000038 (to be annexed), 6440101555, 6440101577, 6440101030, 6440101344

The development depicted on the Planned Development Site Plan is intended to reflect the general arrangement of proposed uses on the site. Final configuration, placement, and size of individual site elements may be altered or modified during design development and construction phases, within the limits of the City of Tega Cay Code of Ordinances or as otherwise established through the standards outlined in the (**NEW NAME?**) Planned Development District (PDD) Standards. The Petitioner reserves the right to modify the total number of units and uses identified within individual villages or phases, reallocate units from a village or phase to another, reconfigure street layouts, provided that the maximum density for the entire mixed-use development does not exceed the maximum density permitted.

These standards, as established by the (**NEW NAME?**) PDD Standards, as set out below and as depicted on the Planned Development Site Plan shall be followed in connection with development taking place on the site.

### 2. Land Use Designations and Standards for Development

The land uses authorized for the (**New Name?**) Development consists of:

- Parks and Trails
- Residential Villages
- Office and Professional District
- General Commercial / Mixed-Use Employment Centers

The following represents the respective requirements for the use and development of and within each designated land use area of the (**New Name?**) Development

### 3. Overall PDD Density and Districts

The overall density authorized for the (**New Name?**) Development consists of:

- Residential – Up to 542 Total Units consisting of no more than 80 detached and

247 attached Single-Family units, provided, however, the aggregate total of Single-Family Units may not exceed 327, and a maximum of 225 Live/Work Units over Commercial / Retail Uses.

- Commercial/Retail Use – 100,000 sq. ft. to 400,000 sq. ft.
- Medical / Professional / Office – 50,000 sq. ft. to 100,000 sq. ft.

## **A. Parks and Trails**

Purpose: The general purpose of the integrated parks and trails is to provide recreation and open space functions for the long-term benefit and enjoyment of city residents, adjacent businesses, and residential neighborhoods.

Permitted Uses: Within the Park areas, a building or premises shall be used only for active or passive recreation and its associated uses and facilities. On-site open space may include, but is not limited to, pedestrian walkways, plaza areas, landscape areas, roof gardens, terraces, and other creative spaces which may be used either visually, actively, or passively by residents within the development. Incorporation of Public Art, in compliance with the City's Public Art Policy, shall be encouraged in such locations. Portions of the development will include existing natural areas programmed with walking and running trails. At minimum, the Park District is programmed to include the following:

Development Standards: Notwithstanding development standards set forth elsewhere by this use category the minimum requirements within the Parks and Trails District is as follows:

- 35-foot setback from adjacent residential uses for active recreation uses such as play fields, athletic facilities, public market spaces, either lighted or unlighted.
- Zero lot line setback from non-residential uses.
- Trails should utilize the topography and stream corridor to maximize the visual, ecological, aesthetic, and pedestrian connection benefits.
- Trails in major greenway corridors shall be a minimum of 8' in width with 1' compacted shoulders and shall provide visual value to mixed-use and commercial developments.

## **B. Residential Villages**

Purpose: This district is designed to permit a variety of residential uses at variable densities, based on the characteristics of such uses. Areas so designated are deemed suited to and with market potential for such uses. While some proposed uses will be complimentary and align with existing surrounding product types, certain mixed-use areas in the Development will include residential Live/Work Units above commercial and professional uses designed to promote a live-work-play environment. This designation is applied principally to undeveloped areas where unit and density flexibility will not adversely impact existing residential subdivisions, and where the housing market is sufficiently broad and flexible to meet the various consumer demands.

Permitted Uses: Within Residential Villages, a building or premises shall be used only for the following purposes:

1. Dwelling, single-family, detached.
2. Dwelling, single family attached (Carriage Homes).
3. Schools, Government and Institutional uses. Public or private, offering general education courses and public utilities.
4. Neighborhood and community parks and centers, open recreation areas and similar uses.
5. Churches or similar places of worship, including parish houses, parsonages, and convents.
6. Customary home occupations.
7. Subdivision sales office provided that:
  - a. The use serves the subdivision in which it is located.
  - b. A site plan is submitted; designating location, proposed parking areas, signage designation and proposed landscape improvements associated with the sales center.
  - c. The use be terminated upon completion of the sale of ninety-five percent (95%) of the total number of homes and / or lots; provided, however, that a model or demonstration unit may be used for sales purposes until the last unit or lot is sold.

Development Standards: Notwithstanding development standards set forth elsewhere by this use category, Table 1 summarizes the minimum requirements within the Residential Villages. Additional development standards for this district are below:

1. Development will consist of up to 542 total residential units as established in Table 1 and consist in a mix of the following:
  - a. Single Family Detached
  - b. Carriage Homes
2. Maximum height of buildings will be four (4) stories, not to exceed 45 feet.
3. No more than one (1) separate maintenance building will be constructed per project site.
4. Detached lighting on the project site will be limited to 15 feet in height and incorporate a fixture design to minimize glare and light pollution to adjacent parcels. All lighting fixtures will be energy efficient in nature with limited glare, including decorative lighting such as bollards and up lighting for way-finding that may be installed along sidewalks, walking paths, and parking areas.
5. The project site must include access easements to greenways and trails when they exist on adjoining properties.
6. High quality amenities, appropriate to the density of the development, will be provided on site and may include but not limited to:
  - a. A clubhouse
  - b. A fitness facility for the residents of the community
  - c. Playgrounds
  - d. A swimming pool
  - e. An open play field that is landscaped and manicured
7. Surface parking lots shall not be limited between the buildings and the adjacent public street or in the buffer area but should be located to the side and rear of the lot with building massing facing the public street to the greatest extent possible.
8. Internal streets shall have the option to be private but must meet design approval based on

City standards.

9. Sidewalks will be provided along all streets within the development, including the collector roads such as Stonecrest Blvd. and Dam Road, to provide safe, continuous pedestrian linkages within the PDD and between adjacent developments. Sidewalks will be constructed outside of any public right-of-way. In addition, paved walkways will be provided within the project site to provide a connection between buildings, parking locations, and common spaces in minimum accordance with the City of Tega Cay Development Standards.
10. All HVAC and related mechanical equipment, including roof top mechanical equipment if applicable, will be screened from public view at grade utilizing a combination of opaque screening and or landscape planting.
11. All new public utility transmission and distribution lines will be placed underground.
12. The following Architectural Standards shall apply:
  - a. The building materials used on the principle buildings will be a combination of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as HardiePlank), stucco, or wood. Single Family Detached and Carriage Homes at least 35% of the front façade shall be exclusive of windows, doors and roofs, will be constructed of brick, stone and synthetic stone, precast stone or precast concrete.
  - b. The principle buildings will include a variety of building solutions through the blended combination of building profiles, massing, elevations, and distinctive roof forms.
  - c. The front façade of the principle buildings will be oriented towards the major thoroughfare or street in such manner as to create a public streetscape on a pedestrian scale.
  - d. Building frontages along streets shall break any flat, monolithic façade by including a variety of architectural features to provide visual interest and a pedestrian scale to the first floor.
  - e. All Carriage Home units shall provide suitable on-street parking with marked spaces outside the right-of-way for one guest vehicle per garage space
  - f. All Residential units should have at least 22 feet of parking space depth in the driveway such that parked vehicles do not project into the adjacent public sidewalk.
  - g. Club House, detached garages, mailbox stations, and any other buildings or structures shall match the architectural appearance of the principle buildings.
  - h. Within the PDD, walls used to enclose the compactor and/or recycling facility will be architecturally compatible with the building materials and colors used on the nearby principle buildings.

**Table 1****PERMITTED RESIDENTIAL USES**

	Single Family Detached		Carriage Homes	Live/Work Units
Minimum Lot Area per Dwelling (Sq. Ft.)	6,000		1,800	N/A
Minimum Project Site Area (Acres)	N/A		1	Note 4
Minimum Lot Width (Feet)	55		20	Note 4
Minimum Yard & Building Setback	N/A		N/A	Note 4
Front Setback (Feet)	25		20	N/A
Side Setback (Feet)	7.5/15 aggregate		0	N/A
Rear Setback (Feet)	15		15	N/A

1. For Single Family detached homes, the front setbacks are from back of sidewalk at minimum from the subject property line. For carriage homes that have rear load garages and face the street buffer, the front setback shall be reduced to 10' and measured from the buffer line.
2. For Single Family detached homes with a detached garage, the rear setback for the garage shall be a reduced to 5' from the rear property line.
3. Density based upon total number of individual units vs. number of buildings allowed per acre. Open space areas shall be included in the calculations for gross density.
4. Carriage Homes will have a maximum height of 45 feet and Single Family Detached homes will have a maximum height of 35 feet.
5. The Live/Work Units above Retail / Commercial / Office will be limited to 70 feet in height and always be positioned over a commercial use with the exception of the Leasing, management and amenity components which may be located at ground level. All vertical height is to be measured from the main entry of the ground level of the building to the mean average roof or parapet height.

### **C. General Commercial / Mixed Use District (GC/MU)**

Purpose: The purpose of this district is to provide for areas within the Development designed to implement the "Village and/or Main Street Concept", which will create a more connected development of commercial businesses, easily accessible through the use of landscaped pedestrian walkways. Such walkways will not only provide a sense of unity and flow in the development by connecting the businesses but will also allow safe and easy access to those businesses.

Permitted Uses: Within the GC / MU District, a building or premises shall be used only for the following purposes:

1. Commercial recreation establishments, including movie theaters, pool and video game rooms, bowling and skating rinks.
2. Primary retail establishments such as general mercantile stores and clothing stores.
3. Secondary retail establishments such as those selling principally one-stop items, usually high-bulk, including furniture, appliance, home furnishings, floor coverings, business machines, heating and air conditioning sales and service, and similar establishments, also including establishments bicycle sales and service.
4. Social retail uses such as coffee shops, breweries and brew pubs, bookstores, art galleries, bakeries, and florists.
5. Fresh Farm/Open Air Markets
6. Restaurants, including those with drive-through windows with or without on premises alcohol sales.
7. Convenience retail establishments such as small-scale grocery/bodega and beverage stores.
8. Live/Work Units over Retail, Commercial and Office Uses.
9. General business services (printing, copying, parcel services).
10. Professional Office such as legal services, architectural and engineering services.
11. Medical offices, clinics, and pharmacies.
12. Financial institutions, banks, credit unions, CDA & Accounting and Brokerage.
13. Personal service establishments such as barber and hair salons; dry cleaners; tailor; dressmaker; shoe shops; photo studio.
14. Public and private transportation service and facilities, including bus terminals, bus stops, transportation network company vestibules and taxi stands.
15. Instructional studios, art, music, dance, and drama studios.
16. Churches and places of worship or religious institutions.
17. Commercial adult and childcare facilities.
18. Lodges and civic clubs.
19. Governmental
  - Fire & Police
  - Post Office
  - Administrative Offices (State, County, Local)

Table 2 summarizes the minimum requirements within the GC / MU District. Additional development standards for this district are below:

1. Development will consist of up to 400,000 SF of Commercial and Mixed-Use as established in Table 2.
2. The following Architectural Standards shall apply:
  - a. The principle buildings will include a variety of building solutions through the mixing of building profiles, elevations, and distinctive roof forms.
  - b. The front façade of the principle buildings will be oriented towards the major thoroughfare or street in such manner as to create a public streetscape on a pedestrian scale.
  - c. Building frontages along streets shall break any flat, monolithic façade by including a variety of architectural features to provide visual interest and a pedestrian scale to the first floor.
  - d. Where applicable, cornices (e.g., building tops or first-story cornices) shall be aligned to generally match the height(s) of those on adjacent buildings. Building height limitations shall be governed by the applicable Building Codes.
  - e. Maximum Building height for Mixed Use Buildings shall be 4 stories/55 feet including roof design and profile. Building height is limited to 65 feet when locating mechanical equipment on the roof. Mechanical area can contain no living space and must be accessible by elevator. In addition, all mechanical equipment must be screened from other rooftop uses. Building height “transitions” or step-downs shall be provided where the MXD district abuts adjacent residential properties where the maximum building height is three stories/45 feet.
  - f. Within the PDD, walls used to enclose the solid waste and/or recycling facilities will be architecturally compatible with the building materials and colors used on the nearby commercial buildings.
  - g. Mixed use buildings shall have a minimum Ground floor height, floor to ceiling, of 12 feet and Upper story height, floor to ceiling, of 10 feet with a minimum of 9 feet.
  - h. Any building façade oriented to the public view shall provide ground floor transparent windows to allow visual access into and out of the building.
  - i. Primary entrances shall open on to a street or interior courtyard.
  - j. The site layout should cluster buildings on the site to promote linked trips via interconnected pedestrian promenades (such that a pedestrian need not cross more than 64 lineal feet of parking or driveway area, or one double loaded row of parking (not inclusive of sidewalks, pathways, landscaping, plazas, and other pedestrian facilities), whichever is less, between buildings.
  - k. The development should provide internal and/or public pedestrian connections that are direct, convenient and pleasant with appropriate amenities.
3. Shared parking: In the event the owners of the property that is designated as GC / MU agree to allow for parking and access easements across their various properties, such easements are allowed and the resulting increase in parking spaces can be included in the total number of parking spaces each business is required to provide.
4. On-site parking areas:
  - a. Parking areas shall be located where residents and businesses have easy and convenient access.
  - b. Surface parking should be oriented behind buildings when possible.
  - c. Surface Parking shall not be located on street corners.
  - d. Surface parking shall not exceed 110% of the minimum parking requirement for the

subject land use(s) as identified in the Section 19-301 of the Zoning Code. Exemptions to the standard can be approved through site/design review for developments that provide parking structures, shared parking, valet parking spaces, market rate parking, or similarly managed parking facilities.

- e. Parking Structures with frontages on commercial corridors must allocate space for commercial use on the first floor.
- f. Parking Structures located adjacent to a residential use shall have a side and rear setback of 20 feet and be landscaped and screened. Should the Parking Structure be located on a corner adjacent to residential uses, the first-floor commercial use must wrap the corner and the landscaped setback may be reduced to 10 feet.
- g. The Parking Structure must be screened or wrapped with the Mixed-Use Structure with a minimum of 25 feet of either hard or softscape design or an approved mixture of both.
- h. The area covered by impervious surfaces (i.e., area covered by buildings and pavement) shall be minimized to the greatest extent practicable; best practices for surface water management shall be required.

**TABLE 2****GC/MU DEVELOPMENT STANDARDS**

	<b>GENERAL COMMERCIAL</b>	<b>MIXED-USE</b>
<b>MINIMUM SQUARE FEET</b>	100,000 SF	100,000 SF
<b>MINIMUM LOT SIZE</b>	10,000 Sq. Ft.	None Required
<b>MINIMUM LOT WIDTH</b>	75'	None Required
	Cul-de-sac 40'	None Required
<b>BUILDING SETBACKS</b> (Feet from P/L) <b>Fronting:</b>		
<b>MAJOR ROAD</b>	25'	Build-to Zone of 0 feet minimum and 10 feet maximum.
<b>MINOR ROAD</b>	15'	Build-to Zone of 0 feet minimum and 10 feet maximum.
<b>SIDE (Min.)</b>	10'	Build-to Zone of 0 feet minimum and 10 feet maximum.
<b>REAR (Min.)</b>	10'	Build-to Zone of 0 feet minimum and 10 feet maximum.

#### 4. Impervious Area

Impervious areas shall not exceed 75% of the entire Planned Development.

#### 5. Streets

Minimum dimensions and design standards for each street type shall follow a consistent standard. The standards for each street shall follow one of the following:

- A. Public Street: Shall be a minimum of 50' R.O.W. in accordance with the city standards outlined in the City of Tega Cay Code of Ordinances at the time of Preliminary Plat approval. Public streets shall be accepted for maintenance by the City of Tega Cay once they are completed and built per the City Standards. Increased R.O.W. widths are allowed under the City of Tega Cay Code of Ordinances.
- B. Private Residential Street: Shall be in private easements and constructed in accordance with the city standards outlined in the City of Tega Cay Code of Ordinances at the time of Preliminary Plat approval. The Petitioner / Developer reserve the right to have private streets within the Planned Development.
- C. Cul-de-sacs: Shall conform to standards in the City of Tega Cay Code of Ordinances.

The developer reserves the right to have proposed roads as public or private. The decision to have the proposed roads as public or private shall be made before Preliminary Plat approval and subject to City of Tega Cay approval.

#### 6. Vehicular Access and Road Improvements

- A. Vehicular access: Access shall be provided in the general locations shown on the Planned Development Site Plan. Adjustments to the locations of street and driveway entrances, routing and inter-connectivity points may occur, as required to meet state and local agency standards and coordinate with final subdivision and site plan design.
- B. Improvements to Existing Roads: Existing Road improvements will be provided per SCDOT requirements. A Traffic Impact Analysis shall be prepared and approved by the City of Tega Cay and SCDOT.
- C. Subject to final plat approvals, any existing road rights-of-way within the development shall be abandoned and new public road rights-of-way shall be built for access to the community.

#### 7. Bufferyards

Bufferyards between the development and adjacent properties and along state maintained roads will meet the minimum requirements for and between uses prescribed by the buffer yard requirements as generally depicted on the Planned Development Site Plan, and as specified in buffer yard requirements of City of Tega Cay Code of Ordinances, Appendix A (Zoning) and as

shown in Appendix A, unless circumstances exist whereas existing vegetation is preserved on site and can meet the otherwise minimum buffer requirements as it exist. Any required buffers for on-site streams, sensitive natural areas, protected environmental regions, etc. may be considered in the development of required buffer yards subject to the applicable Regulatory Agency and the City of Tega Cay. In such instances, the referenced upland buffer may be used in lieu of required landscape plantings to satisfy buffer and / or screening requirements. In this circumstance, Petitioner / Developer shall not be required to install landscape plantings or materials within those portions of the prescribed buffer yards that currently contain vegetation, wetlands or mature hardwoods. Petitioner reserves the right to construct a minimum six-foot-high opaque fence, wall, berm or combination thereof in order to reduce the buffer and / or screening requirements. In the event that the petitioner or their assignee decides to install a fence, wall or berm, they may reduce buffer area dimensions by 25%. Buffer yards will be designed in a manner to allow openings of an appropriate width in order to allow pedestrian, emergency access, landscape maintenance and other required vehicular connectivity. Clearing and grading may occur within these buffers. Buffer yards will be replanted according to the approved landscape plan. Streets, utilities, easements, pedestrian or bicycle paths, decorative landscape features, fences, monuments and signage may be placed within these buffers. Internal buffers between compatible uses of the Planned Development shall not be required. The buffer yard along Stonecrest Blvd. shall consist of an elevated berm where possible and in all cases include the installation of mature trees and plantings to provide sufficient screenings from the road. The landscape plan for the buffer yards on Stonecrest Blvd. and Dam Rd. must be submitted with the initial preliminary plat. Buffer yards along Stonecrest Blvd. and Dam Rd. will be installed by the developer prior to the issuance of any building permits. As vertical improvements are occurring for the single family detached homes adjacent to Moss Ridge Rd, a 20' planted, buffer yard is required per Section 19-455 (c) of the City's Zoning Code.

## 8. Restrictive Covenants

Restrictive Covenants will be created and recorded upon submittal of the final plat, to establish, among other things, permitted uses and maintenance responsibility of the Master and related sub-Homeowner's Association or Property Owner's Association. This may include, but not limited to a Master Architectural Review for all Villages inside the PDD to ensure individual developments meet and – or exceed the image of the overall development as set forth by the Master Developer.

## 9. Common Open Space

Common open space will be provided throughout each component of the development per the Planned Development Site Plan, City of Tega Cay Code of Ordinances, Appendix A (Zoning) and City of Tega Cay Code of Ordinances, Appendix B (Subdivision and Land Development). A minimum of 25 % of the overall project site shall be established as Common Open Space, and shall connect Residential Villages, Commercial and Mixed-Use Areas with natural trails, open function areas and pedestrian access to each phase. Grading for and installation of storm drainage, utilities and easements (including, but not limited to, sanitary sewer, gas, electric, telephone, water and cable television) may occur within open space and natural undisturbed open space as long as the minimum natural undisturbed area requirement is met per the City of Tega Cay Code of Ordinances. Common Open Space is to be platted and recorded separately from other uses and shall be owned and maintained by a Master Homeowner's Association or Master Property Owner's Association. Buffers may be counted towards Common Open Space.

## 10. Parking

Parking requirements for each permitted use and platted lot will comply with the parking requirements of the City of Tega Cay Code of Ordinances, as shown in Appendix B, subject to the petitioner's ability to include parking spaces located within residential units with garages as eligible spaces meeting said requirements. Parking requirement shall be met with a combination of on-street and off-street parking. On-street parking may be allowed within the boundaries of the Planned Development District provided the road is wide enough, designed to accommodate it and streets are properly marked in accordance with the development standards set forth by The City of Tega Cay.

Joint Use of Off-Street Parking Lots: Up to fifty (50) percent of the parking spaces required for Commercial Uses may be provided and used jointly by two (2) financial institutions, offices, retail stores, repair shops, service establishments, restaurants and similar uses as calculated per the Tega Cay Zoning Code.

## 11. Signage

Proposed monument signs for the development will be designed, determined and located during the construction document phase. Proposed signs will conform to the standards set forth in the City of Tega Cay Code of Ordinances. Such signage will be designed in aesthetic harmony with the architectural finishes and image set forth by the development. Individual commercial uses will be allowed one individual identity sign which will conform to the standards set forth in the City of Tega Cay Code of Ordinances. Internal community development signs shall be allowed along internal roads based on the standard set forth in the City of Tega Cay Code of Ordinances for use in identifying individual business and uses. This includes but is not limited to the ability to provide individual commercial business identity via wall signage in accordance with the standards set forth in the City of Tega Cay Code of Ordinances.

## 12. Improvements

The Developer will be responsible for installation of all subdivision, common area, and amenity improvements, open space and buffer yards which pertain specifically to the project.

## 13. The Developer

The Developer has been informed of and understands all requirements of the City of Tega Cay Code of Ordinances, Appendix A (Zoning), stormwater management and sediment control ordinance, City of Tega Cay Code of Ordinances, Appendix B (Subdivision and Land Development) and Building Code.

#### 14. Submittals

The Developer understands that submittals must be made to and approvals obtained from all applicable Tega Cay Planning and Development Services Departments prior to grading or construction. Plan approvals will follow the Preliminary Plat Process which is approved by the Planning Commission.

#### 15. Construction Schedule and Phasing

The vertical improvements for this development will be constructed in phases. The phases shall follow the Phasing Plan as shown in Exhibit A, attached hereto. Site development, to include: all earth work, installation of utilities and construction of roadways, of each phase in the Approved Preliminary Plat shall be completed in its entirety prior to final plat. Subject to City Council's approval of required surety, the Developer may be allowed to submit Letters of Credit for sidewalks, street trees and final lifts of asphalt on road ways in order to proceed forward with final platting. No phase will be allowed that does not reflect a street in its entirety unless approved by the City of Tega Cay.

#### 16. Binding Effect of the Rezoning Application

If this rezoning application is approved, all conditions applicable to development of the site imposed under these PDD Standards and the Planned Development Site Plan will, unless amended in the manner provided under the ordinance, be binding upon and inure to the benefit of petitioner and subsequent owners of the site(s) and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Throughout this rezoning application, the term "Petitioner" shall be deemed to include the successors in interest and assigns of the Petitioner who may be involved in development of the site(s) from time to time.

#### 17. Applicable Ordinances

This development will be subject to the standards and requirements of the City of Tega Cay Code of Ordinances, Appendix A (Zoning), City of Tega Cay Code of Ordinances, Appendix B (Subdivision and Land Development) in effect at the date of approval by the City of Tega Cay City Council or as amended by the provisions of the Planned Development Site Plan unless otherwise provided and specified in these PDD Standards, as approved by the City of Tega Cay Council.