

Goose Creek Mixed-Use Destination District PD Phase-1

6-29-740. Planned development districts.

In order to achieve the objectives of the comprehensive plan of the locality and to allow flexibility in development that will result in improved design, character, and quality of new mixed use developments and preserve natural and scenic features of open spaces, the local governing authority may provide for the establishment of planned development districts as amendments to a locally adopted zoning ordinance and official zoning map. The adopted planned development map is the zoning district map for the property. The planned development provisions must encourage innovative site planning for residential, commercial, institutional, and industrial developments within planned development districts. Planned development districts may provide for variations from other ordinances and the regulations of other established zoning districts concerning use, setbacks, lot size, density, bulk, and other requirements to accommodate flexibility in the arrangement of uses for the general purpose of promoting and protecting the public health, safety, and general welfare. Amendments to a planned development district may be authorized by ordinance of the governing authority after recommendation from the planning commission. These amendments constitute zoning ordinance amendments and must follow prescribed procedures for the amendments. The adopted plan may include a method for minor modifications to the site plan or development provisions.

Section 1. That the Code of Ordinances of the City of Goose Creek be amended by revising chapter 151 Zoning Ordinance, so as to amend the boundaries of the Zoning Map in order to change the existing zoning upon that certain 3.037 acres of real property known as 523 N. Goose Creek Blvd, more particularly identified and described on Exhibit A, attached hereto and incorporated herein by reference, from a General Commercial (GC) to a Planned Development (PD).

Section 2. That the individual parcel subject of this rezoning is currently identified as TMS: 235-00-00-003.

Article I Use and Development Requirements for Planned Development District:

Section 1 Introduction and Purpose

The purpose and objectives of the Planned Development District for the described property are more particularly set forth in the Descriptive Statement filed with the City of Goose Creek, inclusive of all exhibits thereto and referenced therein (together the "PD Plan"). The PD Plan so described is consistent with the purpose and objectives as prescribed by Section 151.138 of the Zoning Ordinance of the City of Goose Creek, as adopted and amended.

This PD Ordinance is accompanied by a Development Plan, including Descriptive Statement and Exhibits A, B, C, D and E. herein below referenced, which illustrate, delineate and describe the proposed layout and use of the subject property.

Exhibit A – Legal Description for parcel TMS: 235-00-00-003

Exhibit B - Development Plan

Section 1.1 Minor Changes

Changes to the PD Plan proposed in writing by the applicant which do not alter district boundaries and which involve revision of minor characteristics of the PD, such as relocation of driveways, revision of interior floor plans, façade details, landscaping, relocation of required parking spaces, drainage structures, and features which do not materially affect the approved plan concept or violate any applicable regulations may be approved by the Zoning Administrator.

Section 1.2 Major Changes

Changes to the PD Plan proposed in writing by the applicant which alter district boundaries or which materially affect the characteristics of the PD or which have been rejected by the Zoning Administrator as minor changes shall be submitted under normal zoning amendment procedures applicable to establishment of the PD. It is anticipated that the PD Plan will be amended to include additional parcels at a late date.

Section 1.3 Permits

No zoning or building permits involving a major change of the PD descriptive statement or map shall be issued until the written change is approved and filed with the City Clerk and, if applicable, recorded in the ROD Office for Berkeley County.

Section 2 District Regulations

Consistent with the provisions of Section 151.138 of the Zoning Ordinance of the City of Goose Creek, the District Regulations applicable to this PD Plan shall be as herein set forth.

- A. Minimum site area: The subject site is 3.037 acres
- B. Uses
 - a. Permitted Uses: Multifamily Residential, Active Senior, retail, restaurant, commercial, office.
 - b. Prohibited Uses: Vape and or Tobacco Stores, Predatory Lending including Pawn Shops, Bail Bonds etc..., Stand-alone Drive Through, Gas Station, Adult Oriented Business.
- C. Minimum Lot Area: N/A
- D. Minimum Lot Width and setbacks
 - a. Minimum Lot Width: N/A
 - b. Setbacks: Fences, walls, columns and signs are permitted within all setbacks subject to SCDOT view corridor regulations.
 - i. Front: 10'
 - ii. Side: 10' Accessory buildings and structures, including garbage dumpsters when enclosed by a solid fence or wall, are permitted in side yard setbacks except where a side yard abuts a major road.
 - iii. Rear: 10' Accessory buildings and structures, including garbage dumpsters when enclosed by a solid fence or wall, are permitted in side yard setbacks except where a side yard abuts a major road.
- E. Residential units per acre – There shall be between 25 and 50 residential units per acre.
- F. Retail/commercial square footage – Minimum 1250sqft.

- G. Maximum Structure Height: Five Stories or 65 feet not including appurtenances
- H. Off Street Parking and loading requirements:
 - a. Off street parking: Shared parking between commercial and residential uses is encouraged, with the base ratios as follows:
 - i. Residential: Each Studio, 1 Bedroom, & 2 Bedroom unit is calculated at 1.5 spaces per unit, while 3 bedroom unit is calculated at 2 spaces per unit.
 - ii. Commercial: Office and general retail is parked at 1 space for every 300 SF (of usable patron use area) , and restaurant at 1 space for every 200 SF (of usable patron use area).
 - b. Loading Requirements: Each building, or group of buildings in a singular plaza shall include one dedicated space for loading and deliveries with a minimum size of 10'x25'
- I. Screening, and landscaping requirements: All street and buffer locations as depicted on the PD Development Plan. The placement and identification of final landscaping on the site will be subject to the final site plan review.
- J. Signs – A signage package will be coordinated with Planning Department of The City of Goose Creek. Building mounted signs will be consistent with each other and be made out of the same material, color and font. The development will utilize at most, one (1) monument sign for the development.
- K. Streets (Public and Private): All parking lots and driveways will be private construction and maintenance thereof are the responsibility of the property owner consistent with standard requirements of SCDOT for the particular location.
- L. Infrastructure bonding: All applicable requirements shall be met prior to issuance of permits.
- M. Plat approvals: All applicable regulations shall be met before approvals or permitting.
- N. Site plan approvals: All applicable regulations shall be met before approvals or permitting.

Section 3 *Development Plan*

Descriptive Statement: The PD Plan is created to institute a mixed-use plan that also contemplates the future inclusion and connection to additional properties surrounding the City of Goose Creek Municipal Complex. The intention of this PD Plan is to create an initial first round of a Destination District that would, if and when developed, incorporate mixed-use buildings, pedestrian plazas and vehicular parking that is consistent with the City of Goose Creek's Comprehensive Plan. The contemplated future PD plan that may be introduced at a later date would encourage mixed-use residential, retail and hospitality uses connected by pedestrian friendly plazas and walkways. The PD plan seeks to both create housing options that can utilize the existing walkable and amenity rich municipal complex and to augment the municipal complex with hospitality and retail uses which further enhances the municipal complex as a destination for all citizens of Goose Creek.

Exhibit B - Development Plan, includes the following subsections:

- Exhibit B-1 – PD Site Plan – Phase 1
- Exhibit B-2 – PD Overview Site Plan – Phase 1 and Contemplated Phase 2
- Exhibit B-3 – Survey – Phase 1 Parcel
- Exhibit B-4 – Survey – Phase 2 Parcel

1. Size and boundaries: The fee simple site is 3.037 acres. Refer to *Exhibit A – Legal Description* for a full legal description.

2. Area and location of each type of use: The PD consists of multifamily rental units complemented by a commercial space with a pedestrian plaza and surface parking.

3. Number and density of dwelling units: (i) The PD plan allows for multi-family units in a mix of studio, one, two and three bedroom units. The units can either be standard market rate units or active senior with an age restriction. The unit count is currently shown at 88 market rate units. The unit count may fluctuate but in no event shall the unit count be more than 50 units per acre. (ii) Commercial. The PD plan shows a 1400sqft retail/food service space. The area of commercial can fluctuate but will not be less than 1,1250sqft (total square feet).

4. Description of open space locations, uses and proposed dedication for public use: Areas of open space and common area improvements are integrated into the overall site plan. (in particular exhibit C.3 – Development Site Plan). The property sits adjacent to the City of Goose Creek municipal and recreation center which has extensive outdoor public green space. This property endeavors to create an outdoor public plaza which will contain street furniture and space for outdoor gathering. The proposed buildings will both front on and be connected by the public plaza. The plaza will include site lighting and vegetation.

5. Ownership and maintenance of streets and proposed dedication to public: All parking lots and driveways will be constructed and maintained by the property owner.

6. Parking and traffic:

(a) Parking for both the residential and commercial space will be provided on site. The PD Plan delineates at or about 180 parking spaces. The final parking space requirement shall be subject to the use density shown on the final PD Site Plan and utilize the shared parking use methodology in compliance with the calculations established in the Urban Land Institute's Shared Parking Manual, Current Edition.

(b) Traffic impacts from the PD development will conform to the requirements of SCDOT applicable to access and encroachment onto all adjacent public rights-of-way.

(c) In addition to direct access from North Goose Creek Blvd., the PD Plan may in the future utilize additional access from existing parking lots and driveways currently owned by the City of Goose Creek. It is contemplated a second PUD will be formulated in the future that will coordinate access with City.

(d) Parking lots and driveways will be well-lit with the following illumination standards- : Lighting shall be required in all parking areas and pedestrian access and use areas. Pole lighting shall not exceed 20 feet in height. Architecturally integrated wall mounted lighting shall be installed on at least one side of every exterior entry door. Rope lights are prohibited, however, string lighting is encouraged over pedestrian use areas and plazas.

(e) Parking areas will include charging stations for electric vehicles at a minimum ratio of 1 per 20 parking spaces-

7. Steps proposed to comply with landscape regulations: The PD Plan will implement the following landscape strategies.

a. Landscape islands in parking lots —Where determined feasible by the Developer, landscape islands may be installed, and if so, with no less than one tree per island.

b. Landscape Plan – Considerable design flexibility is provided in landscaping to accommodate the uniqueness of the project – taking into account the abutting property; the amount, species,

arrangement, coverage of plant material proposed; the level of screening achieved; and the height, spread and canopy of the proposed planting at maturity. The landscape plan will be developed by the Developer's landscape architect for the PD Development, in consultation with the Goose Creek Zoning Administrator.

The use of pervious or semi-pervious parking lot surfacing materials—including, but not limited to—pervious asphalt and concrete, open joint pavers, and reinforced grass/gravel/shell grids may be approved for off-street parking and loading areas, provided such surfacing is subject to an on-going maintenance program (e.g., sweeping, annual vacuuming). Any pervious or semi-pervious surfacing used for aisles within or driveways to parking and loading areas shall be certified as capable of accommodating anticipated traffic loading stresses and maintenance impacts.

c. Plaza – The plaza will be developed to be durable and attractive with materials as noted in the PD Plan

d. Tree Mitigation – Tree mitigation fees will follow those published by the City of Goose Creek but will be capped at a maximum amount of \$10,000.

8. Steps proposed to comply with sediment control and storm drainage regulations:

a. Sediment and erosion control during construction will be per SCDHEC NPDES regulations, include obtaining a land disturbance permit from Berkeley County and Goose Creek.

b. Storm water post development peak runoff rates will follow City of Goose Creek Engineering guidelines and Berkeley County guidelines

9. Outline for development phasing with anticipated time frames: This PD is a single phase development, anticipated to break ground approximately 6 to 12 months after final approval with an approximate eighteen (18) to (24) month construction duration, subject to variation based on unforeseen weather or market conditions.

10. Design standards, procedures and methods demonstrating that development will result in an integrated use district: functional and compatible with area: Implementation of the Development Plan shall remain consistent with the features presented by the filed PD application, subject only to specific availability of materials and features described therein.

11. Proposed restrictive covenants to be recorded to assure future compliance with the standards of the plan: Not applicable – single owner leasehold property.

12. Description of exterior finishes:

The Development Plan is intended to create a pedestrian friendly commercial and residential project at the City of Goose Creek's Municipal Complex. The proportion and scale of the buildings will fit with the buildings and adjacent roadway. It is intended that the buildings will be a maximum of 5 stories. The buildings are expected to stand the test of time, yet are to be designed using modern architectural design and materials. Consistent with this vision, the following materials are proposed for predominant use on the exterior of the buildings. This list is not intended to limit the use of accent materials on the building or at retail storefronts and residential entrances. This list will not preclude the use of other high quality exterior materials as selected by the Project Architect. Any request to use a Non-permissible Material listed below will be considered a major change to the PD Document.

PERMISSIBLE MATERIALS

Clay brick masonry

Cementitious Siding (prefinished or field painted)
Hard-coat or cementitious stucco, but not as a primary building material.
Prefinished Aluminum Cladding
Prefinished Aluminum railing systems
Vinyl window or Fiberglass window or Clad window systems
Aluminum Storefront window
Canopies of any durable material may be provided

NON-PERMISSIBLE MATERIALS

EIFS shall not be used on the project
Vinyl siding shall not be used

ADDITIONAL PROTOCOLS OF THE PD

Visible Roofing shall be either asphalt shingles or metal roofing
Walkable and or flat roofs shall be a membrane roof system
All rooftop mechanical units shall be screened from view from the ground
Pedestrian areas shall be either cast-in-place concrete or pavers

Implementation of the Development Plan shall remain consistent with the features presented by the filed PD application, subject only to availability of materials and features described therein.

13. Art Fund: The project will comply with the City of Goose Creeks Art Fund requirements to include or contribute a minimum of 1% of the construction budget up to \$20,000 for public art.

14. Multit-Use Path: The PD development will install a multi-use path in front of the property once the multi-use path has reach the property boundary.

Article II Adoption and Effect

Section 1. That the Descriptive Statement and all component exhibits of the PD Plan referred herein shall be deemed incorporated herein by reference and approved.

Section 2. That all ordinances or parts of ordinances in conflict with the particular provisions of this PD ordinance are hereby repealed.

Section 3. The effective date of this ordinance shall be immediately upon its passage.

Want to look at pervious pavers, low impact development materials, car charging station, bike racks, lighting requirements, trail connection in the front, street trees, art fund applies