

PLANNED DEVELOPMENT DISTRICT STANDARDS

Cadence Site A Planned Development District

1. Statement of General Facts, Conditions and Objectives

Property Size: Approximately 57.51 Acres

York County Tax Map #'s: 6440000047, 6440000045, 6440000049, 6440000050, 6440000051, 6440000052, 6440000053, 6440000048

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 Cadence Site 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 Cadence Site 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 Cadence Site Development consist of:

- Residential District (RD)
- Government / Institutional (GI)

The following represents the respective requirements for the use and development of and within each designated land use area of Cadence PDD. Apartments are not permitted within the PDD.

3. Overall PDD Density and Districts

The overall density authorized for the **Cadence** Development consists of:

- **Residential – Up to 125 Units.**
 - Single Family Detached Lots
 - Patio Homes
- **Government Institutional (GI) - Up to 90,000 S.F.**

A. Residential District (RD)

Purpose: This district is designed to permit single family residential detached lots.

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

1. Dwelling, single-family, detached homes.
2. Neighborhood and community parks and centers, golf courses and similar uses.
3. Churches or similar places of worship, including parish houses, parsonages and convents.
4. Customary home occupations.
5. Subdivision sales office provided that:
 - a. The use serves the subdivision in which it is located.
 - b. A site plan is submitted;
 - 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.
 - d. No more than six (6) model homes shall be allowed prior to the Permit to Operate for Water and Sewer is issued.

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

1. Development shall consist of up to 125 residential units as established in Table 1 and consist of the following:
 - a. Single Family Detached Lots
 - b. Patio Homes
2. Maximum height of buildings shall be three (3) stories, not to exceed 50 feet.
3. Detached lighting on the project site shall be limited to 15 feet in height. All lighting fixtures shall be full cut-off in nature, excluding lower, decorative lighting that may be installed along sidewalks, walking paths, and parking areas.
4. The project site must include access easements to greenways and trails when they exist on adjoining properties.
5. Per section 1306.1 of the Land Development Ordinance, at least two (2) amenities to be provided. High quality amenities, appropriate to the density of the development, shall be provided on project site to include but not limited to:
 - a. A formal landscape area with seating areas.
 - b. Tot Lot/Playground
 - c. Walking Trail
 - d. Picnic Area
6. Internal streets shall have the option to be private but must meet design approval based on City standards.
7. Sidewalks shall be provided along both sides of streets to provide safe, continuous pedestrian linkages within the PDD and between adjacent developments. In addition,

paved walkways shall be provided within the project site to provide a connection between buildings, parking locations, and common spaces.

8. HVAC and related mechanical equipment, including roof top mechanical equipment if applicable, shall be screened from public view at grade.
9. All new public utility transmission and distribution lines shall be placed underground.
10. Cooling towers shall not be allowed on the project site.
11. The following Architectural Standards shall apply:
 - a. The building materials used on the principle buildings shall be a combination of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, or wood.
 - b. The principle buildings shall include a variety of building solutions through the mixing of building profiles, elevations, and distinctive roof forms.
 - c. The front façade of the principle buildings shall 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. Non-Residential buildings or structures shall match the architectural appearance of the principle building.

TABLE 1

**RD DEVELOPMENT STANDARDS
PERMITTED RESIDENTIAL USES**

	Single Family Detached	Patio Homes
Minimum lot area per dwelling (sq. ft.)	6,000	5,000
Minimum site area Project (acres)	N/A	N/A
Lot Width (feet)	50	50
Minimum yard and building setback:	N/A	N/A
Front		
Front Loaded	20	20
Alley Loaded	15	10
Side	5 / 10 Aggregate	2/10 Aggregate
Rear	15	10

NOTES:

- Front setbacks are from back of sidewalk
- 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.

B. Government and Institutional District (GI)

Purpose: The purpose of this district is to provide a wide variety of professional and government offices and institutions proximate to residential and more intense business districts so as to satisfy the City's demand for services. These regulations are designed to encourage the formation and continuance of a quiet, compatible, and uncongested environment for government and institutional services intermingled with residential uses.

Permitted Uses: Within the GI District a building or premises shall be used only for the following purposes:

1. Governmental
 - Fire & Police
 - Post Office
 - Town Hall
 - City operations and support services
 - Public recreation

Development Standards: Notwithstanding development standards set forth elsewhere by this use category, Table 2 summarizes the minimum requirements within the GI District.

Development shall consist of up to 90,000 SF as established in Table 2. Other uses are permitted as noted in the permitted uses of the GI district as long as the maximum square footage and for the overall PDD are not exceeded.

TABLE 2**GI DEVELOPMENT STANDARDS**

	GOVERNMENT / INSTITUTIONAL
MAXIMUM SQUARE FEET	90,000 S.F.
MINIMUM LOT SIZE	1 Acre
MINIMUM LOT WIDTH	100'
	Cul-de-sac 40'
BUILDING SETBACKS (Feet from P/L) Fronting: MAJOR ROAD MINOR ROAD SIDE (Min.) REAR (Min.)	25'
	15'
	15'
	15'

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 built per City Standards and accepted for maintenance by the City of Tega Cay at such time as when the street has 75% occupancy per Section 1307 of the Subdivision and Land Development Code. 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.
- D. Blocks: The petitioner is requesting a waiver from the minimum required block length of 600' for the Cadence PDD. Minimum block lengths within the Cadence PDD shall vary in order to accommodate the existing environmental constraints on site.

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.

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 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 shall be provided per SCDOT requirements. A Traffic Impact Analysis shall be prepared and approved by the City of Tega Cay and SCDOT.
- C. Traffic Circle located at Dam Road and Stonecrest Boulevard Intersection: The location and configuration of the Traffic circle depicted on Planned Development District Sketch shown at Access Option A may be modified during construction document phase based on coordination and review with SCDOT. If it is determined that the traffic circle shown at Access Option A is not feasible either by the applicant or SCDOT during the design phase;

the project entrance location from Dam Road may be moved to Access Option B as shown on the Planned Development District Sketch. Only one (1) access from Dam Road shall be provided into the Cadence PDD. If Access Option B is utilized then Access Option A shall not be required.

7. Bufferyards

Bufferyards between the development and adjacent properties and along state maintained roads shall meet the minimum requirements for and between uses prescribed by the bufferyard requirements as generally depicted on the Planned Development Site Plan, and as specified in bufferyard requirements of City of Tega Cay Code of Ordinances, Appendix A (Zoning) and as shown in Appendix A, unless circumstances exist whereas existing vegetation preserved on site 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 bufferyards 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%. Bufferyards shall be designed in a manner to allow openings of an appropriate width in order to allow pedestrian and vehicular connectivity. Clearing and grading may occur within these buffers. Bufferyards shall 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 uses of the Planned Development shall not be required.

8. Mail Kiosks/Cluster Unit Boxes

USPS mail delivery to be provided via Mail Kiosks/Cluster Unit Boxes. Mail Kiosk locations have been depicted on the Planned Development District Sketch, final locations to be determined based review and coordination with the USPS during construction document phase.

9. Restrictive Covenants

Restrictive Covenants shall be created and recorded upon submittal of the final plat, to establish, among other things, permitted uses and maintenance responsibility of the Homeowner's Association or Property Owner's Association.

10. Common Open Space

Common open space shall 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 10% of the overall residential project site area shall be established as Common Open Space. Required stormwater / water quality management features may be located within common open space areas and shall be counted toward fulfilling the common open space

requirement. 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. Except for the Government/Institutional Village, which shall be owned by the City of Tega Cay, open space shall be owned and maintained by a Homeowner's Association or Property Owner's Association. Buffers shall be counted towards Common Open Space.

11. Parking

Parking requirements for each permitted use and platted lot shall 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 units with garages as eligible spaces meeting said requirements. Parking requirement shall be met with 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. Off street parking areas to be maintained by the Home Owner's Association.

12. Signage

Proposed monument signs for the development shall be determined during the construction document phase. Proposed signs shall conform to the standards set forth in the City of Tega Cay Code of Ordinances. One development sign on each side of the entrance shall be allowed along the frontage of Dam Road. One development sign on each side of the entrance shall be allowed along the frontage of Gardendale. 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.

13. Improvements

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

14. 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.

15. 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 shall follow the Preliminary Plat Process which is approved by the Planning Commission.

16. Construction Schedule and Phasing

This development shall be constructed in phases. Proposed phasing shall be determined and approved during the Preliminary Plat process. Site construction of each phase shall be completed in its entirety prior to final plat recording of each phase. No phase shall be allowed that does not reflect a street in its entirety.

17. 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 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 from time to time.

18. Applicable Ordinances

This development shall 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.