

## **ARTICLE 13 PDD PLANNED DEVELOPMENT DISTRICT**

### **13.1 Intent.**

A Planned Development District is a tract of land exceeding five (5) acres in size which is to be developed as an integral unit and which is under a single ownership of an individual, firm, corporation, partnership, or associated ownership. The Planned Development is undertaken in a single development operation or in a definitely programmed series of development operations according to an approved development plan and a preliminary site plan. The intent of the Planned Development District is to derive the benefits of efficiency, economy, and design flexibility by encouraging unified development of large sites, while allowing creative site design, improved appearance, compatibility of uses, and community facilities and open space while protecting surrounding developments. The PDD allows:

1. Flexibility in design to take the greatest advantage of natural land, trees, historical, and other features;
2. Accumulation of large areas of usable open space for recreation, preservation of natural amenities, and provision of community facilities;
3. Creation of a variety of residential and compatible neighborhood arrangements that give the home occupant greater choice in selecting types of environmental and living units;
4. Clustering of one residential type for better use of land and open space;
5. Allowance of sufficient freedom for the developer to take a creative approach to the use of land and related physical development, as well as utilizing innovative techniques to enhance the visual character of the city;
6. Efficient use of land which may result in reduction in development and maintenance cost of street and utility systems;
7. Simplification of the procedure of obtaining approval of proposed development through simultaneous review by the city of proposed land use, site consideration, lot and setback consideration, public needs and requirements, health and safety factors.

### **13.2 Pre-Application Conference**

Prior to submission of an application for a PD District, a pre-application conference will be held with the City Planner to obtain information and guidance prior to entering binding commitments or incurring substantial expense in the preparation of plans and surveys.

### **13.3 Permitted Uses**

The PDD allows:

1. Single-family, two-family, and multi-family residential dwelling units and apartments in detached and semi-detached, attached, and multi-storied structures.
2. Office parks, hospitals, educational institutions, and research facilities.
3. Commercial uses.
4. Production, service, and industrial uses.
5. A mix of uses is allowed based on the concept that the site size allows for unified design, including functional relationships, buffer treatments separating uses with potentially incompatible characteristics of use, design of access patterns, and relationships of uses within the PD District with uses in adjacent districts. It is the intent that such design features be incorporated properly into the PD District with uses in adjacent districts. It is the intent that such design features be incorporated properly into the PD District plan, and that the Planning Commission and City Council shall consider the existence and appropriateness of the design features before any amendments to the Zoning Map are adopted to create a PD District.

#### **13.4 Application for Establishment of a PD District**

The applicant shall request an amendment to the Zoning Map to establish a PD District, utilizing the amendment procedure established in the Zoning Ordinance. The amendment request shall be accomplished by the Proposed Site Plan as described below.

#### **13.5 Minimum Development Standards**

- A. Planned Development Project area shall contain a minimum of five (5) contiguous acres of land.
- B. The minimum lot size, maximum lot coverage, maximum height, maximum density, street width, and setbacks in a Planned Development shall meet general health, safety, and welfare requirements and be in harmony with good planning practices as determined by the Planning Commission.

#### **13.6 Common Open Space Requirements**

The total usable open space within a Planned Development shall be a minimum of fifteen (15) percent of the gross acreage of the Planned Development. No more than twenty-five (25) percent of the required usable open space shall be in the form of water surfaces. Areas designated as wetlands shall not be included in the percentage of area set aside for open space. Such required usable open space shall be set aside for passive and active recreation areas.

#### **13.7 Utilities, Services, and Easements**

Structures within a Planned Development shall be connected to city water and sewer lines and all utility lines shall be placed underground except for major electrical transmission lines. Adequate provisions to maintain on-site and off-site drainage shall be provided. Adequate provisions for utility and drainage easements shall be provided.

#### **13.8 Access and Circulation**

A circulation system shall be designed so as to provide for safe and convenient access to dwelling units, open space, community facilities, commercial uses, and industrial uses in the Planned Development. Principal vehicular access points shall be designed to permit smooth traffic flow and minimum hazards to vehicular, bicycle, or pedestrian traffic. Cul-de-sacs shall be discouraged; sidewalks and bicycle lanes shall be encouraged. Adequate access and circulation for emergency and service vehicles shall be provided.

#### **13.9 Application and Approval of Planned Developments**

A. Prior to a formal application being filed to rezone property to Planned Development, a sketch plan shall be submitted to the City Planner. Such sketch plan shall illustrate the boundaries of the proposed area to be rezoned to Planned Development; the proposed land uses, a proposed lot layout and street configuration, estimated gross densities, and estimated usable open space.

B. The City Planner shall submit the proposed sketch plan to the Planning Commission with a recommendation as to whether the proposed design concept is consistent with the Comprehensive Plan and Planned Development standards. The Planning Commission shall either instruct the applicant to proceed with the drafting of a detailed master plan based on the proposed sketch plan or resubmit a revised sketch plan.

C. The applicant shall prepare and submit a detailed master plan for the entire Planned Development to the Planning Commission. The master plan shall contain all relevant information deemed necessary by the Planning Commission and/or City Planner. Relevant information may include but shall not be limited to the following:

1. A plan illustrating the proposed land use of each lot or tract within the development;
2. A plan illustrating the circulation patterns of vehicular, pedestrian, or other traffic;
3. A plan illustrating proposed community facilities and proposed usable open space;

4. A plan illustrating the location and specifications of existing and proposed utilities along with documentation of availability of each utility service;
  5. A plan illustrating the location and specifications of existing and proposed drainage along with the impact on adjacent properties;
  6. A site plan illustrating the proposed location of existing structures, proposed new structures, type of structures, density of structures, renovations, and/or additions to include a legal description of the site boundaries and the total area of the site.
  7. A landscape plan prepared in accordance with this ordinance;
  8. A topographical survey which illustrates existing elevations, the location of the existing trees with a minimum caliber of eight (8) inches, or other significant natural features;
  9. Statistical data necessary to evaluate the total development including, but not limited to the following:
    - a) Amount of land proposed to be used for public or semipublic uses such as religious institutions, educational facilities, etc.;
    - b) Amount of land proposed to be set aside for recreational use;
    - c) Amount of land in the floodplain or unusable land within the project boundary;
    - d) Average daily traffic counts (ADT) of proposed streets;
    - e) Proposed number of parking spaces for cars and recreational vehicles and the number of parking spaces per unit;
    - f) Gross density of the Planned Development computed by dividing the total number of proposed dwelling units in the development by the gross development area;
    - g) The name, professional title, and address of the planner, urban designer, architect, or engineer who prepared the proposed plan development;
    - h) Total area of impervious surfaces.
  10. The plans shall be prepared in accordance with the standards set forth in the City of Loris Land Development Regulations;
  11. Description of open spaces, recreational uses, and areas to be dedicated for public ownership;
  12. Economic feasibility, justification for commercial uses, and economical impact on the community.
  13. Methods for dealing with the impact of projected traffic volumes on uses on site and adjacent streets and areas;
  14. Steps to comply with sediment and erosion control requirements;
  15. Proposed landscaping and buffers, both within the development and separating the development from adjacent land uses;
  16. Details of planned homeowners association, property organization, or other organizations involved in maintenance, including procedures and methods of operation;
  17. An outline of the phasing of the development indicating the timing of the proposed elements or phases;
  18. Design standards, administrative procedures, and other characteristics which demonstrate that the development is an integrated, functionally operable and well planned whole;
  19. Proposed restrictive covenants to be recorded which will assure that future development is compatible with the standards of the plan;
  20. Proposed surety bonds guaranteeing compliance with the plan and completion of the development in accordance with the proposed schedule;
  21. Any pending litigation against the land or development corporation and potential delays;
  22. References on similar projects;
  23. Documentation on ownership (Company name, owners, corporate status, etc.)
  24. Other information which may be appropriate for the Planning Commission.
- D. The Planning Commission shall review the master plan and make a recommendation to the City Council as to whether to approve or deny the requested rezoning to Planned Development. The City Council shall in turn hold a public hearing on the proposed rezoning in accordance with this ordinance. Following the public hearing, City Council shall consider an ordinance rezoning the property to Planned Development. If the request is approved by two (2) readings of the ordinance, the rezoning shall become the zoning standards for the property.
- E. Following the adoption of the master plan by City Council, the applicant shall record the master plan at the Register of Deeds for Horry County.

### **13.10 Design Review**

The Planning Commission shall have the authority to require the applicant to submit sketches of proposed facades and signage and landscape plans for commercial uses in planned developments to the Architectural Review Board for review and approval. The Board shall determine if the proposals are consistent with design standards. Such submittal shall be made in accordance with the requirements in Article 12 of the City of Loris Zoning Ordinance.

### **13.11 Review and Approval Process**

The following process for review and approval of the PD District requests is established:

- A. Upon determination that the application meets the above requirements, the City Planner shall forward the application to the Planning Commission for review and recommendation to the City Council as required for zoning amendments;
- B. Because of the detailed nature of the PD District plans, the Planning Commission may request a review session with the developer, and may seek clarification on the details of the site plan;
- C. Upon receipt of a recommendation from the Planning Commission, the City Council shall conduct a public hearing as required for zoning amendments, and may approve, approve with modifications or disapprove the proposed amendment;
- D. Zoning and building permits shall not be issued for any part of the PD project until the zoning is approved by the City Council, and the approved plats, descriptive statements, restrictive covenants, are filed for record with the Municipal Clerk and Clerk of Court for Horry County, and the required bonds are posted with the Municipal Clerk;
- E. The site plan approved by the City Council shall be the zoning district map for the PD District created and shall be the basis for issuance of zoning and building plans.

### **13.12 Changes to Plan**

During the implementation of the development plan for the PD District, it may become necessary to undertake changes in the plan due to unforeseen circumstances or market environment. Changes which alter district boundaries or which materially affect the use characteristics of the PD District shall be submitted under normal zoning amendment procedures. Changes proposed in writing by the developer which involve minor revisions and which do not materially affect the approved plan or violate any applicable regulations may be approved by the City Planner. These may include changes such as revisions of floor plans, relocation of driveways, alterations to utilities and drainage facilities, and changes in landscaping which do not reduce the effective buffers. If requested changes are not approved by the City Planner, the developer may submit the requested change under zoning amendment procedures.

### **13.13 Failure to Implement Plan**

If the developer fails to begin, fails to progress, or fails to complete development as agreed in the site plan, the City may enforce and collect on bonds, may charge the developer with violation of this Ordinance, may rezone the property, or may take any combination of these actions.

### **13.14 Plat Approval**

Planned Developments which require the subdivision of property shall adhere to the requirements for plat approval in the City of Loris Land Development Regulations.

### **13.15 Procedure for Phased Development**

Nothing in this section shall prevent an applicant from developing a Planned Development in phases provided the following conditions are met:

- A. A phase of development shall be part of the overall approved Planned Development.
- B. The proposed phases shall be delineated on the plan of development.
- C. A construction timetable shall be submitted and approved showing the estimated completion dates for each phase.
- D. The gross densities of phases shall not vary by more than ten (10) percent of the gross density approved for the total development.
- E. In a phased Planned Development, each phase shall provide a minimum of ten (10) percent of the gross site area of that particular phase as open space.
- F. When any phase of a Planned Development is developed, such phase shall conform to the master plan for the  
Planned development as approved or amended.