REZONING APPLICATION OVERVIEW FOR CASE 13-05

APPLICANT: Standard Pacific Homes 6701 Carmel Road, Suite 425 Charlotte, NC 28226	**PROPERTY OWNER(S):** Springland, Inc. 951 Market Street, Suite 204 Fort Mill, SC 29708

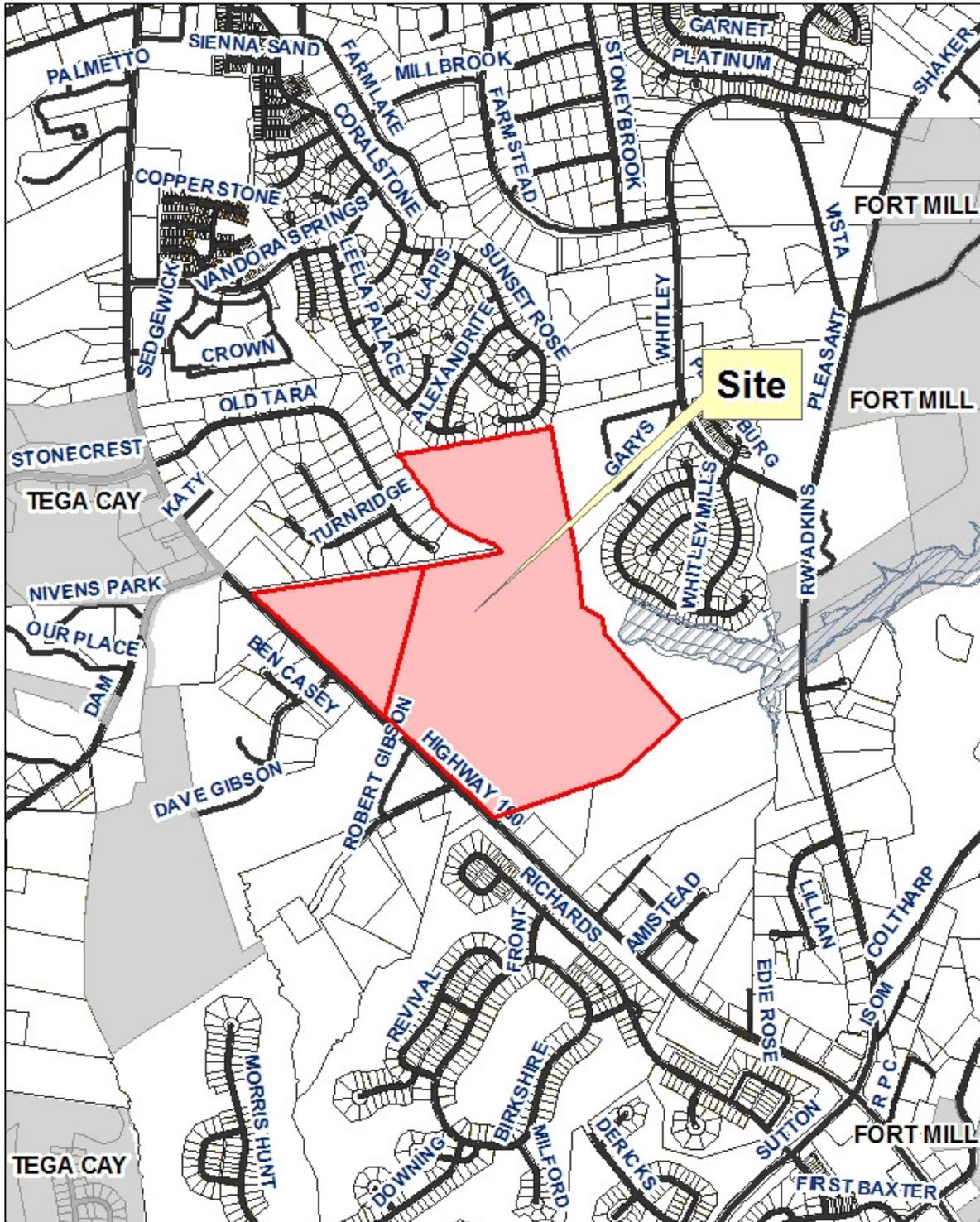|	
REQUESTED ACTION	To rezone approximately +/-151 acres from RUD & AGC to PD
TAX MAP NUMBER	6520000013; 6530000007
LOT SIZE	+/- 151 acres
LOCATION	Hwy 160 West in the Fort Mill community
EXISTING SITE CONDITIONS AND LAND USE	Vacant Residential Rental/Single Family Residential
COUNCIL DISTRICT	One (1) Michael Johnson

Planned Development District (PD)

This district is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character and quality of new development; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features of open areas. This district is intended for uses in the undeveloped areas designated on the officially adopted land use and development plan map for commercial mixed uses, and in other undeveloped areas of the county undergoing development pressure, where "planned development" is a superior response to less coordinate single-lot development as permitted elsewhere by the Zoning Ordinance. (For more detailed information, please refer to York County Zoning Code §155.206-215.)

This mixed-use development will include single-family residential, multi-family residential, commercial, open space, and walking trails. For further details, please contact Steve Allen at 803.909.7223 or steve.allen@yorkcountygov.com.

Vicinity Map

Tax Map#s: 6520000013 & 6530000007
Standard Pacific Homes/Springland, Inc.

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PALMETTO

SIENNA SAND

MILLBROOK

GARNET

PLATINUM

SHAKER

FARMLAKE

CORALSTONE

COPPER STONE

FARMSTEAD

STONEYBROOK

FORT MILL

VANDORA SPRINGS

LEELA PALACE

LAPIS

SUNSET ROSE

WHITLEY

VSTA

PLEASANT

CROWN

ALEXANDRITE

Site

FORT MILL

SEDGEWICK

OLD TARA

GARYS

BURG

STONECREST

KATY

TURNRIDGE

WHITLEY MILLS

RW ADKINS

TEGA CAY

NIVENS PARK

OUR PLACE

BEN CASEY

DAM

ROBERT GIBSON

HIGHWAY 160

DAVE GIBSON

RICHARDS

AMISTEAD

LILLIAN

COLTHARP

REVIVAL

MORRIS HUNT

FRONT

BIRKSHIRE

MILFORD

DERICKS

EDIE ROSE

ISOM

R P C

SUTTON

FORT MILL

TEGA CAY

DOWNING

FIRST BAXTER

York County Planning & Development

0   350 700   1,400
                        Feet