

REZONING APPLICATION OVERVIEW FOR CASE 15-08

<p align="center">APPLICANT: Shea Homes c/o Mike Shea 8008 Corporate Center Drive, Suite 300 Charlotte, NC 28226</p>	<p align="center">PROPERTY OWNER(S): KMB Family Limited Partnership c/o Belk Stores Services, Inc. 2801 West Tyvola Road Charlotte, NC 28217</p>
<p align="center">REQUESTED ACTION</p>	<p>To rezone approximately +/- 304.02 acres from RUD & RUD-I to RC-I with conditions to accommodate the development of a residential community that could contain a maximum of 600 single family detached homes, which would result in a maximum density of 2 dwelling units per acre.</p>
<p align="center">TAX MAP NUMBER</p>	<p>478-00-00-148; 478-00-00-149; 477-00-00-090</p>
<p align="center">LOT SIZE</p>	<p>+/- 304.02 acres</p>
<p align="center">LOCATION</p>	<p>172 & 196 Riddle Mill Road & Ridge Road in the Clover community</p>
<p align="center">EXISTING SITE CONDITIONS AND LAND USE</p>	<p>Vacant/Rural Residential & Light Industrial</p>
<p align="center">COUNCIL DISTRICT</p>	<p>Two (2) Bruce Henderson</p>

Residential Conservation District I & Residential Conservation District II (RC-I & RC-II)

These districts are designed to preserve and protect the character of existing neighborhoods and subdivisions, and to prohibit any use which would compromise or alter existing conditions and uses. Also, these districts are intended to encourage residential in-filling and expansion of existing neighborhoods and subdivisions. Development standards and densities regulating development of the districts, and permitting land uses are designed to reflect existing conditions and enhance the prospects of "like development". **Permitted uses (some of which may require site plan approval) within the RC-I zoning district include:** churches; schools; cultivation of field crops, orchards and groves; non-commercial equestrian uses; family day care homes; outdoor recreational facilities within an approved residential development; and dwellings of no more than one per approved platted lot to include modular homes and single family detached homes. (For more detailed information regarding the RC-I classification, please refer to York County Zoning Code §155.076 & §155.077.)

Above is a description of the requested zoning; below is a description of the existing zoning.

Rural Development District (RUD)

This district is intended to protect and preserve areas of the county which are presently rural in character and use. This district is to serve to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas. ***Permitted uses (some of which may require site plan approval) within the RUD zoning district include:*** animal hospitals and veterinarian clinics; keeping or raising of animals (including equestrian stables, tracks, and fields, and kennels); campgrounds; churches; schools; community centers; family day care and nursing homes; general farming facilities; greenhouses; outdoor recreation facilities; and dwellings of no more than one per approved platted lot to include manufactured homes, modular homes, and single family detached homes. (For more detailed information, please refer to York County Zoning Code §155.046 & §155.047.)

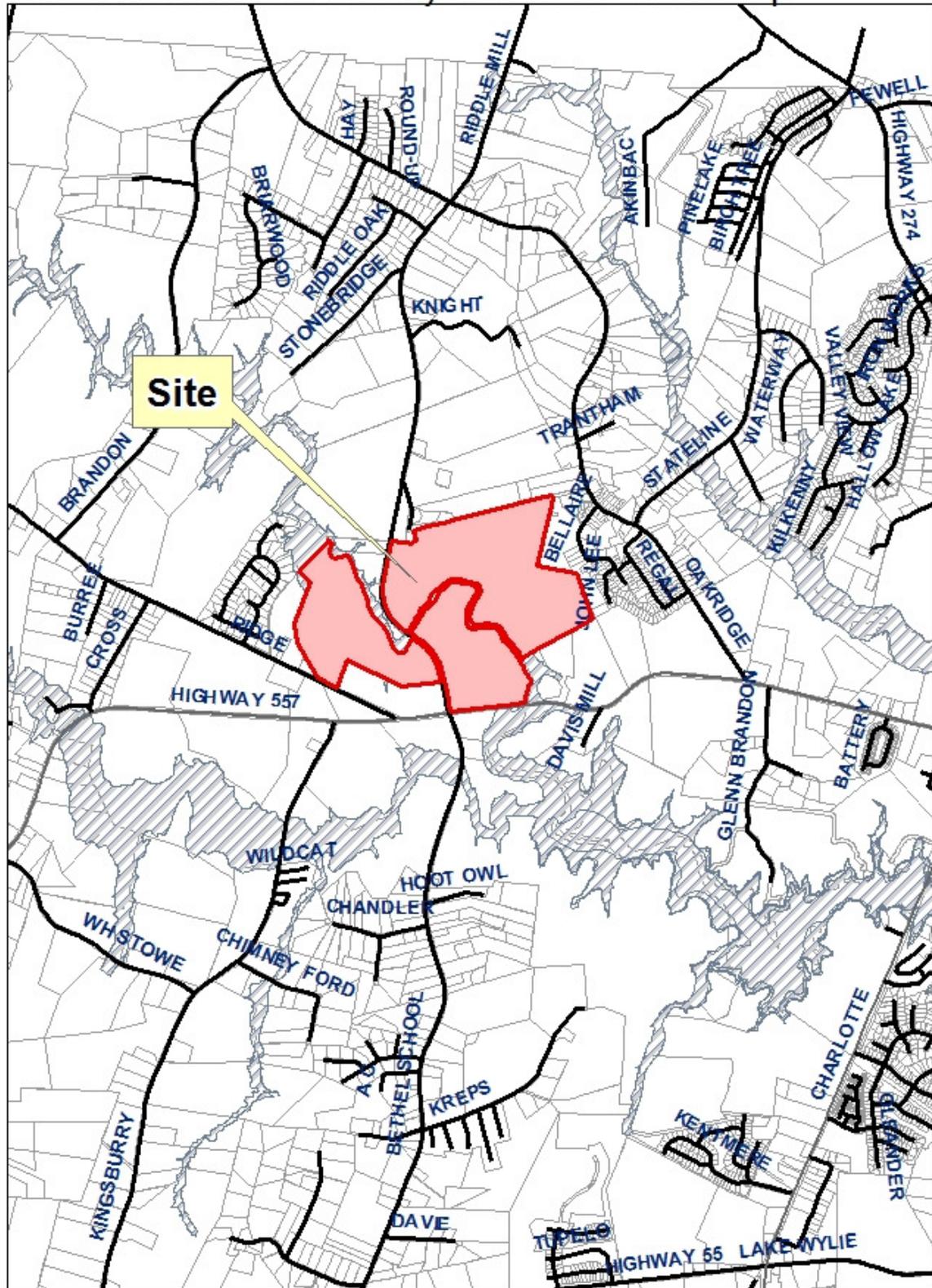
Rural Development District (RUD-I)

This district is intended to protect and preserve the rural character of an area by allowing growth which is not as rapid yet requiring larger lots (1 acre) thus maintaining a rural character within developed areas. This district should be utilized wherever development pressure is increasing, but public water and sewer are not readily available. ***Permitted uses (some of which may require site plan approval) within the RUD-I zoning district include:*** animal hospitals and veterinarian clinics; keeping or raising of animals (including equestrian stables, tracks, and fields, and kennels); campgrounds; churches; schools; community centers; family day care and nursing homes; general farming facilities; greenhouses; outdoor recreational facilities within an approved residential development; and dwellings of no more than one per approved platted lot to include modular homes and single family detached homes. (For more detailed information, please refer to York County Zoning Code §155.061 & §155.062.)

Vicinity Map



Tax Map#: 478-00-00-148; 478-00-00-149; 477-00-00-090
Shea Homes/KMB Family Limited Partnership



York County Planning & Development

