

**REZONING APPLICATION OVERVIEW FOR CASE 16-03**

<b>APPLICANT:</b> Standard Pacific Homes of the Carolinas, LLC 6701 Carmel Road, Suite 425 Charlotte, NC 28226	<b>PROPERTY OWNER(S):</b> Standard Pacific Homes of the Carolinas, LLC 6701 Carmel Road, Suite 425 Charlotte, NC 28226
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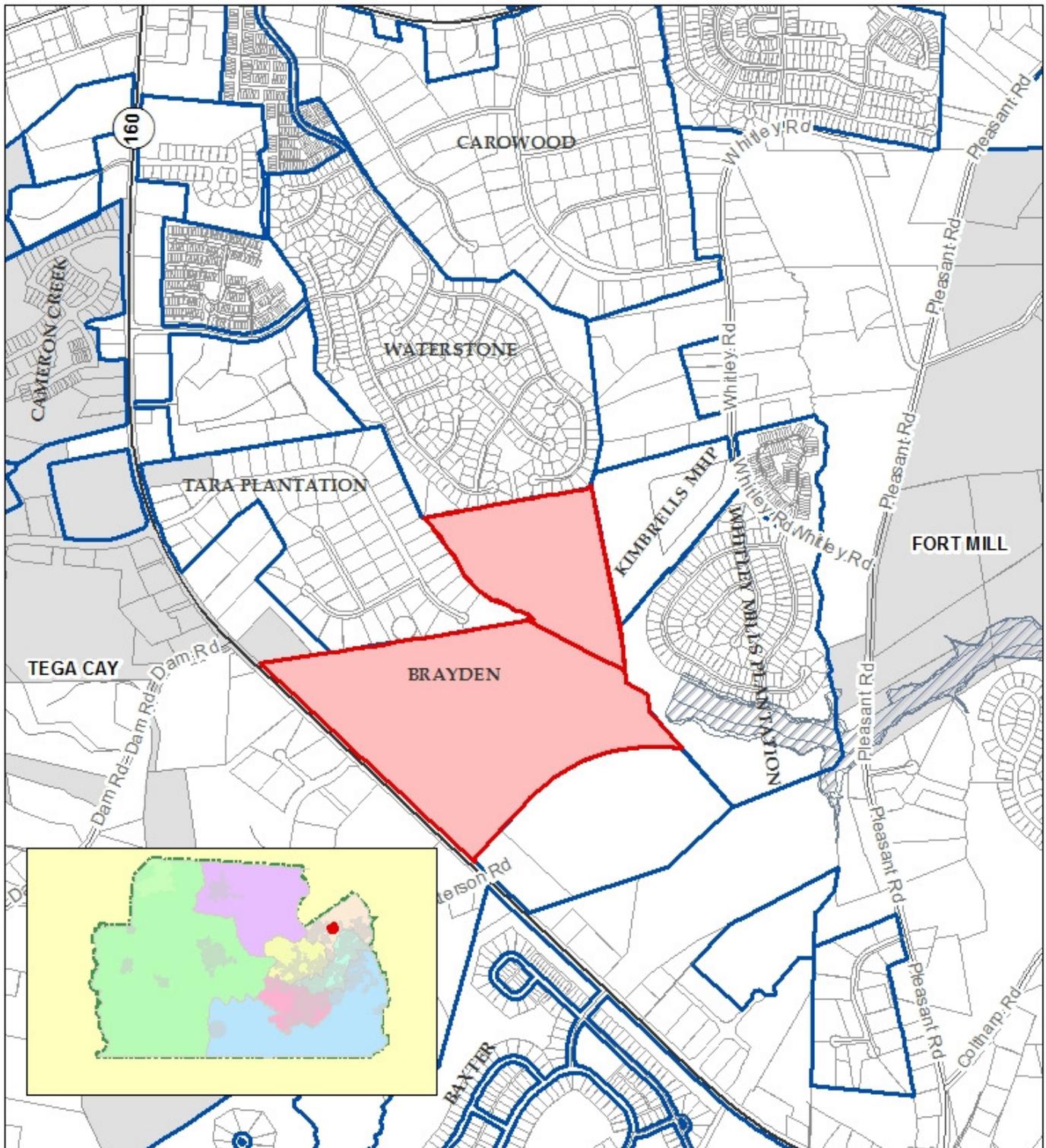
<b>REQUESTED ACTION</b>	A major amendment to a 150 acre Planned Development
<b>TAX MAP NUMBER</b>	652-00-00-013
<b>LOT SIZE</b>	+/- 150 acres
<b>LOCATION</b>	Hwy 160 in the Fort Mill community
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Vacant/Single Family Residential
<b>COUNCIL DISTRICT</b>	One (1) 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.)

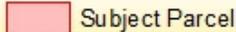
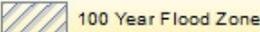
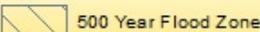
The applicant is seeking to reduce the number of required trees per lot.

# Vicinity Map



0 0.125 0.25 0.5

Miles  York County  
south carolina

 Subject Parcel	 100 Year Flood Zone
 Existing Subdivisions	 500 Year Flood Zone