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CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested by: Sharon Richardson, Planning Director

Date Submitted: April 9, 2015

Council Meeting Date: April 20, 2015

Type of Request: (check only one)

- ☐ **Report/Discussion**
- ☒ **Policy/Action**
- ☐ **Executive Session**

Agenda Item Summary: (brief for public information and posted agenda)

Request 1st reading of a proposed Planned Development: The Grandmarc at Clemson at 139 Anderson Highway.

Agenda Item Detail: (expand as necessary for clarification)

On March 9, the Clemson Planning Commission unanimously recommended approval of the proposed Grandmarc at Clemson Planned Development. They recommended the approval with three conditions: staff approve the final landscape plan and color pallet prior to issuing building permits, and additional language to the regulating document to add specifications for required grass or mulch ground cover.

There were no public comments received during the regularly scheduled Planning Commission meeting pertaining to this item.

This land is currently zoned CP-2 and it is proposed to be rezoned as a Planned Development. The applicant, PPC Land Ventures, Inc., has completed each requirement of a Planned Development in Clemson, including a pre-development workshop with staff, a workshop with the planning commission, an informal public hearing, and a formal presentation to Planning Commission. They have completed all required documents in the PD development plan review list including a traffic impact analysis completed by Kimley Horn, a descriptive statement, and a regulating/ordinance.

Staff has reviewed the descriptive document and regulating document and appendices multiple times and feel all components of a planned development have been met and/or exceeded. The descriptive statement provides a comprehensive overview of the purpose and intent of the Grandmarc at Clemson Planned Development. It allows for adequate flexibility for future challenges but substantive details for the specific use to provide predictability. Similarly, the regulating document addresses all aspects of a zoning ordinance including density, traffic, uses, size and percent of uses, utility and stormwater regulations, landscaping, aesthetics, lighting, signage, transportation alternatives, open space, impervious surface ratios, amenities, maintenance, and construction activity.

The proposed planned development is completely supported by the 2024 Comprehensive Plan.