



# City of Clemson

PC

## PLANNING & CODES ADMINISTRATION

365 College Avenue • Clemson, SC 29631-1433 • (864) 653-2050 • Fax (864) 653-2057 • www.cityofclemson.org

### PLANNING COMMISSION ZONING AMENDMENT APPLICATION

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Zoning Map Amendment (Rezoning) applications require a filing fee of \$175, a current survey of the property, a copy of the deed, and a designation of agent if owner is not the applicant. **Both sides of this application must be completed; incomplete applications will not be accepted.**

- An amendment to the zoning ordinance text or the zoning map may be initiated by the city council, the planning commission, or the board of zoning appeals.
- An amendment to the zoning map for changing a zoning district designation of property may be initiated by the owner of the property affected or by an agent authorized by the owner in writing.

File no.: R-13-02 PIN: 4 0 4 4 - 1 6 - 8 3 - 0 3 0 8 Date submitted: 06 / 17 / 2013 Planning Commission meeting date: / /

Amendment type:  Map amendment (Rezoning)  Text amendment

Initiated by:  Owner/Agent  City Council  Planning Commission  Board of Zoning Appeals

#### OWNER(S) INFORMATION

Last name: \_\_\_\_\_ First: \_\_\_\_\_ Middle: \_\_\_\_\_ Interest:  Sole owner  Co-owner

Mailing address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

Daytime phone no.: ( ) \_\_\_\_\_ Fax no.: ( ) \_\_\_\_\_ E-mail: \_\_\_\_\_

#### APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: \_\_\_\_\_ First: \_\_\_\_\_ Middle: \_\_\_\_\_  
Bluestone Land, L.L.C. William N. Park, Manager

Mailing address: 1821 Avon St. Suite 200 City: Charlottesville State: VA ZIP Code: 22902

Daytime phone no.: (434) 979-2900 Fax no.: (434) 979-0001 E-mail: wpark@pinnacleconstructionva.com

#### PROPERTY INFORMATION

THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from CP-1 to C

Property address: 403 College Ave Property dimensions: 137.8 x 404.17 Property area: 1.24 Acres

#### DESIGNATION OF AGENT

To be completed by Owner(s) only if Owner is not Applicant. All owners must sign.

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a zoning map amendment.

Owner name \_\_\_\_\_ Owner signature \_\_\_\_\_ Date \_\_\_\_\_

To be completed by Applicant:

I certify that the information in this request is correct.

Applicant name Bluestone Land, L.L.C. Applicant signature \_\_\_\_\_ Date 6/13/2013  
by William N. Park, its Manager

## REQUIRED INFORMATION

**REASONS FOR ZONING AMENDMENT REQUEST:** I (we) request the rezoning for the following reasons:

Bluestone Land, L.L.C. is proposing to develop "College Avenue Apartments" located at 403 College Ave (the Project) as a mixed-use development featuring 92 apartment units and 1,800 square feet of commercial space.

The Project site is the former location of the Astro III Theater and is adjacent to the Jaycee Park. The Project will redevelop the site consistent with the City of Clemson's Comprehensive Plan, have an excellent location, fit well with its surroundings, fill a void for rental housing, and provide street-level commercial space.

The Comprehensive Plan consistently promotes mixed used development in commercial corridors. For example, Objective 2.5 is to "promote the location of higher density mixed-use developments in established commercial corridors. Similarly, Objective 6.3. is to "promote mixed use development in commercial areas that encourages a vibrant and sustainable commercial environment."

The Generalized Future Land Use Map (IX-4) provides for commercial use along College Avenue. General Commercial District "C" Zoning is "intended to accommodate certain residential uses in concert with commercial development...as part of a multipurpose building." Mixed-used structures are permitted as a conditional use, provided certain conditions are met. The attached schematic proposal for the Project addresses these conditions by providing commercial uses along the façade that abuts College Avenue, with construction at the minimum front setback line. Residential units are limited to the floors above grade level. Residential parking is relegated behind the commercial space at street level.

The Project will be developed and managed by an experienced team, Bluestone Land, L.L.C. and its affiliates: Pinnacle Construction and Development Corporation (General Contractor) and Park Properties Management Company (Property Management). Bluestone Land, L.L.C. and its affiliates have developed and currently manage over twenty multi-family communities, two mixed-use properties, and three commercial/retail centers throughout the Commonwealth of Virginia.

In summary, the Project is a tremendous addition to the Clemson community, redevelops a prominent location consistent with Comprehensive Plan, and epitomizes high density urban design.

Use additional sheets if necessary.



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PLANNING COMMISSION
SUBDIVISION/REZONING APPLICATION

Please complete in ink and return to the Planning and Codes Administration Department with the additional required information.

File no.: - - PIN: 4 0 4 4 - 1 6 - 8 3 - 0 3 0 8 Date submitted: 06 / 17 / 2013 Planning Commission meeting date: / /

ACKNOWLEDGEMENT CONCERNING DEED RESTRICTIONS AND RESTRICTIVE COVENANTS

To be completed by Applicant:

I, Bluestone Land, L.L.C. by William N. Park, Manager have reviewed all deed restrictions and restrictive covenants which may prohibit certain uses

Print name of applicant

and/or require certain development restrictions, i.e. building height, setbacks, access, screening, etc. which may apply to this property, located at:

4 0 4 4 - 1 6 - 8 3 - 0 3 0 8

Property address or Property Identification Number (PIN)

- I acknowledge that I understand the implications of use and/or development restrictions that are a result of deed restrictions and restrictive covenants. If a conflict should result from this request due to deed restrictions and restrictive covenants, it is my responsibility to resolve it.
I understand that upon request, I must provide copies of all deed restrictions and restrictive covenants which apply to this property.

Applicant signature Bluestone Land, L.L.C. by William N. Park, Manager

Date 6/13/2013

# Bluestone Land, L.L.C.

1821 Avon Street, Suite 200 Charlottesville, Virginia 22902  
Phone: 434-979-2900 Fax: 434-979-0001

June 13, 2013

Sharon Richardson, Director  
City of Clemson  
Planning & Codes Administration  
365 College Ave  
Clemson SC 29631-1433

Re: 403 College Ave PIN 4044-16-83-0308

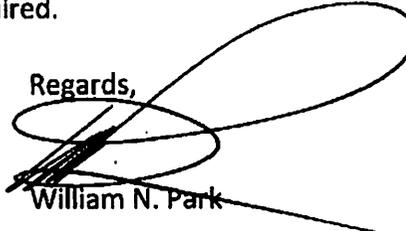
Dear Ms. Richardson,

Enclosed for submittal is the Zoning Amendment Application for rezoning the above-referenced parcel from CP-1 to C zoning. Also enclosed is the fee of \$175, a copy of the current survey, and the Schematic Proposal, and the deed.

The current owner will submit the signed form by a separate transmittal.

Please contact us if additional information is required.

Regards,



William N. Park