



PLANNING & CODES ADMINISTRATION

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

PLANNING COMMISSION
PLANNED DEVELOPMENT APPLICATION – FORM 3
ZONING MAP AMENDMENT

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Planned Development Zoning Map Amendment applications require a filing fee of \$550, a current survey of the property, a copy of the deed, a designation of agent if owner is not the applicant, and all required information. Incomplete applications will not be accepted.

File no.: R - ___ - ___ PIN: _____ - _____ - _____ - _____ Date submitted: / / Planning Commission meeting date: / /

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:
Mailing address: City: State: ZIP Code:
Daytime phone no.: Fax no.: E-mail:
() ()

PROPERTY INFORMATION

Property address: Property dimensions: Property area: Current zoning district:
_____ 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 planned development rezoning. By signing below, I (we) understand that the planned development application consists of three (3) separate forms and my (our) agent may represent me (us) in all three phases of the application process. I (we) certify that all information in this request is correct.

Owner name Owner signature Date
Owner name Owner signature Date

To be completed by Applicant:

I certify that the information in this request is correct.

Applicant name Applicant signature Date

REQUIRED INFORMATION*For the purpose of processing and coordination of this application, the following person is my (our) designated contact person:***CONTACT PERSON**

Last name:		First:		Name of firm, if applicable:	
Mailing address:		City:		State:	ZIP Code:
Daytime phone no.: ()		Fax no.: ()		E-mail:	

PROJECT DEVELOPER

Last name:		First:		Name of firm:	
Mailing address:		City:		State:	ZIP Code:
Daytime phone no.: ()		Fax no.: ()		E-mail:	

PROJECT ARCHITECT

Last name:		First:		Name of firm:	
Mailing address:		City:		State:	ZIP Code:
Daytime phone no.: ()		Fax no.: ()		E-mail:	

PROJECT ENGINEER

Last name:		First:		Name of firm:	
Mailing address:		City:		State:	ZIP Code:
Daytime phone no.: ()		Fax no.: ()		E-mail:	

REQUIRED INFORMATION

See Section 19-314. PD, Planned development district (d) Application and review procedures of the Clemson Zoning Ordinance for the procedures that apply to establishment of a PD district.

Please provide all of the following as **hard copies and on a CD**:

1. Development plan required: A site development plan is a required attachment to application for PD amendment. The site development plan and supporting maps shall indicate:

- a. Proposed uses of all land areas;
- b. Height of buildings and structures;
- c. Existing and proposed utility systems;
- d. Locations of structures, streets and alleys, public and private;
- e. Driveways, parking and loading areas;
- f. Points of access to public streets;
- g. Type, quality and distance of public streets between project site and roadway with minimum cartway width of 36 feet;
- h. Contour elevations at 2-foot or 5-foot intervals, before and after development;
- i. Development phases and timetables for initiation and completion;
- j. Other information deemed reasonably necessary for review by the planning commission;
- k. Density;
- l. Occupancy;
- m. Elevations;
- n. Open space;
- o. Impervious surface;
- p. Soil analysis;
- q. On-site drainage;
- r. Dumpster locations; and
- s. Bufferyard and landscaped areas.

2. Descriptive statement required: A descriptive statement is a required attachment to the application for PD amendment. The descriptive statement shall indicate the objectives, characteristics and standards to be used for development of the site, and shall include at least the following items:

- a. Legal description of site boundaries, and total area of the site;
- b. Type, size, number, area, location, density and occupancy of units by type for each section or project phase;
- c. Description of open space locations, uses and proposed dedications for public use, including timing for dedications;
- d. Ownership and maintenance of streets, and proposed dedication to the public;
- e. Number of off-street parking spaces and methods for dealing with parking and impact of projected traffic on uses on-site and adjacent districts and streets;
- f. Impervious surface (square footage and percentage), existing and proposed site conditions, soils analysis, hydrology study, and plan proposed to comply with sediment control and storm drainage regulations;
- g. Steps proposed to comply with bufferyard and landscaping regulations;
- h. Development phasing schedule, including number of units and approximate construction dates;
- i. Statement of impact on public facilities, including water, sewage collection and treatment, schools, roads, solid waste disposal, fire protection, and written verification from providers that facilities and services adequate to serve the development are available;
- j. Details of association or organization involved in ownership and maintenance of development, including procedures and methods of operation;
- k. Design standards, procedures and methods demonstrating that development will result in an integrated use district, functional and compatible with the area;
- l. Proposed restrictive covenants to be recorded to ensure future compliance with the standards in the plan; and
- m. Such other information as may be appropriate for planning commission review.

3. Proposed ordinance required:

- a. An ordinance amendment which will follow the Clemson Zoning Ordinance format shall be submitted for staff and Planning Commission review. The proposed ordinance shall include, but not be limited to, district use classifications, and district regulations.
- b. All site plans, landscape plans, elevations, surveys, plats, and other information as may be appropriate for Planning Commission review shall be incorporated in the proposed ordinance as attachments.