

**KTown Mixed Use
PD-MU
Kingsland, Georgia**

PLANNED DEVELOPMENT

REZONING APPLICATION

With Land Use Plan and Development Standards

Prepared for:
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LLC

Submitted to:
The Kingsland Planning Commission and
The Kingsland City Council

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SECTION 1

INTRODUCTION AND DESCRIPTION OF PROPOSAL

A. The Property

The subject property (parcel 094 025) is located approximately ¼ mile west of the Interstate 95 at the Laurel Island Parkway Interchange.

The property is currently under the jurisdiction of Camden County and is currently zoned A-F. See the boundary and wetland survey (exhibit A).

The total area of the property is approximately 155 acres. Inclusive of the 155ac there exist a power transmission easement, utility easement, and various wetland areas. There are no flood zones located within the property lines according to the latest FEMA map dated 12/21/17.

B. Property Ownership and Legal Description

Property deeds and legal descriptions are included in the rezoning application.

C. Intent of the KTown PD District

The goal of this project is the development of a mixed-use commercial and residential project that fits with the overall character of the development for this area of the City.

D. Planned Development Process

The Planned Development Process is based on the Kingsland Ordinance.

- 1) This document establishes the framework for the anticipated buildout of the project. Land Uses, development density, utility services, and other information pertinent to the development of the project master plan are described herein. This document is submitted to the Staff for review and to the Planning Commission and Board of Commissioners for approval.
- 2) As the project is developed, Preliminary and Final Plats for the project will be prepared and submitted as required to the County for review and approval. These plats will subdivide the project into the various land uses depicted on the Zoning Master Plan. Additional subdivision within these overall parcels may be submitted for approval.
- 3) Site Development Plans will be submitted as required for approval to the City for each portion/phase of the tract to be developed. The Development Plans will describe specific development in detail as studies and designs are prepared. Specific development standards for individual lot setbacks, buffers, minimum lot area, lot coverage, road design standards, building heights and other development standards shall be in accordance with those established in this document or as amended by the Owner/Developer and accepted by the City of Kingsland. Supporting documentation of the appropriate detail is required at each level of approval.

E. Zoning Master Plan and Development Schedule

The project will be constructed in multiple phases over a period of approximately 10 years. Development will occur in accordance with this text and the Zoning Master Plan. Amendments to these documents may be made in the future as specified herein and as allowed by the City of Kingsland Zoning Ordinance. These documents outline the general scope of the development including number of parcels, development standards, open space and other development criteria.

The Zoning Master Plan indicates specific land uses and locations for the various parts of the project. Some future modifications to these land use designations or locations may be dictated by future market conditions, wetlands, or other factors.

Proposed land uses are detailed under Section 2 – Allowed Land Uses and Development Standards. The plan anticipates development of residential and commercial uses with related road and utility infrastructure.

Open space and common areas are not specifically addressed on the Zoning Master Plan. The project contains freshwater wetlands under the Jurisdiction of the U.S. Army Corps of Engineers. The stormwater management areas and the non-mitigated wetlands will be used as open space or common areas. Landscaping shall be introduced at entranceways, along major circulation routes, and within the passenger vehicle parking areas.

The provisions of the Zoning Master Plan, Exhibits, and Appendices shall apply to development of the project. In the event of a conflict, the hierarchy of documents is the Zoning Master Plan followed by the City of Kingsland Zoning ordinance.

F. Storm Water Management

Each project/product type within this concept plan is intended to be independent and will be responsible for managing the storm water runoff to meet the City requirements. This plan will provide the surface water storage, conveyance, and control systems needed to comply with all applicable Federal, State, and Local regulations.

As part of the development process, the Owner/Developer will implement Best Management Practices (BMPs) for Storm Water Management. The quantity and quality requirements for the storm water management systems shall meet the City of Kingsland design standards.

G. Wetlands

Freshwater wetlands on the property are typical of coastal Georgia. Approximately 22 percent of the land area in Coastal Georgia above mean high water consists of jurisdictional and isolated freshwater wetlands. This project contains freshwater wetlands which are shown on the surveys in Exhibit A. The concept plan has taken into account what is believed to be the Jurisdictional wetlands on the site. These wetlands will be verified and delineated by the authority having jurisdiction prior to preliminary platting of any phase of this project. The wetlands are subject to changing based on the jurisdictional determination which could require modification to the master layout plan.

H. Water and Sewer Service

Water supply and wastewater collection for the project will be provided by the City of Kingsland. The details of this service, including the need to extend facilities to individual parcels within the project will be coordinated with the city as the development plans for the project progress. These facilities will be constructed and connected to the existing utility systems owned and operated by the City of Kingsland. The need, location, and design of all utility facilities will be coordinated with the City of Kingsland at a later date. All required main extensions of the water and sewer systems will be permitted with the Environmental Protection Division of the Department of Natural Resources.

I. Site Access and Traffic

Traffic is anticipated to enter and exit the site at more than one intersection with Laurel Island Parkway. Proposed locations of these access points are shown on the Zoning Master Plan. Final driveway locations on Laurel Island will be coordinated with the Georgia Department of Transportation, County, and the City of Kingsland. These plans will include the median breaks, left turn lanes, and right-turn storage lanes as needed based on traffic evaluation to maintain an acceptable level of service.

J. Dedications to City of Kingsland

a. Dedication of Roads

The Owner/Developer will construct all roads within the project in accordance with City of Kingsland County Standards. All roads that are accessible by the public will be dedicated to City of Kingsland. Private roads will be allowed if approved by the The City of Kingsland Staff/Planning Commission.

b. Dedication of Water and Sewer Facilities

The proposed water and wastewater systems will be designed and constructed to City of Kingsland Specifications. The Owner/Developer will dedicate the completed and accepted systems to the City of Kingsland for Ownership, maintenance, and operation.

K. Restrictive Covenants

Restrictive Covenants will be applied to the project for each phase. The owner/developer will create and record the Restrictive Covenants prior to the construction plans approval of each subdivided property. This will include a Home Owners association that will be responsible for managing the development(s) as final platted. The HOA is required to be established at the time of final plat approval for each phase of the project.

L. Development Standards

Site development within the project will be controlled by the development standards that are established in Section 2 of this document. In the event of a conflict, the hierarchy of documents shall be this document and then the City of Kingsland Subdivision Regulations.

SECTION 2

LAND USE DESIGNATION, DEVELOPMENT STANDARDS, AND DEFINITIONS

A. Introduction

The proposed project will be developed in a mixture of commercial and residential uses as indicated on the Zoning Master Plan.

The Zoning Master Plan and Development Standards for project provide the flexibility to adapt the development plan as necessary to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters. Accordingly, the exact location of boundary lines between tracts, the location and size of land uses indicated within tracts and preliminary design concepts for each tract described herein shall be subject to change as phases of the Zoning Master Plan area are submitted for detailed development review over the life of the development. The maximum densities and other conditions of the project will be adhered to unless the zoning is changed as required by this document and the City of Kingsland Zoning Ordinance. All modifications to the Zoning Master Plan will be submitted to the County for Staff and Commission approval.

B. Allowed Land Uses and Development Standards

This following Common Area uses are allowed in all portions of this PD.

- 1) Lakes and Parks
- 2) Roads and Utilities
- 3) Open Space / Fenced Open storage yard

Development Standards for these uses shall be in conformance with the City of Kingsland.

The following land uses, as designated for each individual planning area, shall be permitted in the KTown PD. The purpose of this section of the PD document is to describe the land uses that are allowed within the individual planning areas of the PD district; however, allowing these land uses does not obligate the owner/developer to provide the uses or facilities stated herein. The development standards for each use are outlined below.

Parcel 094 025

This parcel will include land uses consistent with the following sections of the City of Kingsland

Permitted Commercial Uses:

Those allowed in Section 61.1 – C1

Art and antique shops.

(c) Retail bakeries.

(d) Banks and drive-in banks.

(e) Bicycle stores.

(f) Book, stationery, camera or photographic supply stores.

(g) Confectionery stores.

(h) Clothing, shoes, millinery, dry-goods and notions.

(i) Ice Cream Parlors.

(j) Drug stores.

(k) Furniture, home furnishings, including office furniture and equipment.

(l) Florist, nursery and gift shop.

(m) Grocery, fruit, vegetable, meat market, delicatessen, catering and super markets.

(n) Hardware and paint stores.

(o) Jewelry stores.

(p) Hobby supplies.

(q) Sporting goods.

(r) Amusement enterprises include the provision of stage entertainment.

(s) Museum.

(t) Open air market.

(u) Multi-family dwellings provided the requirements of the R-3 Medium and High Residential District are met.

(v) Flex space for business and enclosed (mini) storage

(2) Any of the following service businesses:

(a) Barber and beauty shops.

(b) Cafes, grills, lunch counters, restaurants and brew pubs and microbreweries.

(c) Dress making and tailoring shops.

(d) Leather repair and sales.

(e) Shoe repair shops.

(f) Retail Shops

Permitted Residential Uses:

1) Single- Family Dwelling (detached)

2) Multi-Family [Duplex and Triplex only] Dwelling Structures (attached)

3) Recreation Vehicle/Boat Storage

4) Amenities

Common area uses as defined in this section are also allowed.

C. General Requirements

All uses permitted in the KTown PD District shall conform to the following standards:

	One-family Dwelling (40ft)	One-family Dwelling (50ft)	One-family Dwelling (60ft)	One-family Dwelling (70ft)
Minimum Lot Area	4400 SF/DU	5,500 SF/DU	6,600 SF/DU	7,700 SF/DU
Minimum Lot Width	40 feet	50 feet	60 feet	70 feet
Minimum Front Yard	25 feet	25 feet	25 feet	25 feet
Minimum Side Yard	<i>Note 2</i>	5 feet	5 feet	5 feet
Minimum Rear Yard	20 feet	20 feet	20 feet	20 feet
Height	35 feet	35 feet	35 feet	35 feet
Density	9 DU/Acre	8 DU/Acre	7 DU/Acre	6 DU/Acre

Note 1 - Front yard setbacks for commercial uses shall be 20 feet if measured from a frontage road and 50 feet if measured from Laurel Island Pkwy ROW line.

Note 2 - Side yard setback shall be 5 feet. 0 feet shall be allowed for patio homes on a site specific basis to be approved by a variance from City.

Note 3 - Max Building height allowed is 35ft, however, this may be modified to 50 feet with the approval of the City Fire Marshall.

DU = Dwelling Units

	Multi-family Dwelling	Commercial
Minimum Lot Area	1800 SF/DU	10,000 SF/unit
Minimum Lot Width	18 feet	60 feet
Minimum Front Yard	20 feet	<i>Note 1</i>
Minimum Side Yard	10 feet building / 0 ft if attached	10 feet
Minimum Rear Yard	10 feet	15 feet
Height	<i>Note 3</i>	<i>Note 3</i>
Density	15 DU/Acre	N/A

*** Acreage per dwelling unit (DU) is based on the developable area. See definition in Section F.**

Off-street parking and loading

All uses in this district shall meet all standards set forth in City of Kingsland Ordinance pertaining to off-street parking, loading and other requirements. Single family residential shall have a minimum of 2 off-street parking spaces.

Signs

Signs shall be permitted in this district as provided in the City of Kingsland Zoning Ordinance. Signs for commercial uses in Parcel P1 will conform to the requirements for Section 714 - Freeway Commercial. Residential signs shall conform to the appropriate section of the zoning ordinance based on the land use.

Preliminary Plat Approval

All uses within this district shall be required to apply for Preliminary Plat Approval and shall comply the City of Kingsland Zoning Ordinance

D. Land Use Table

Overall Land Uses for the KTown PD District shall not exceed the following:

Land Use	Total
Single Family Residential	<u>325</u> Dwelling Units
Multi-Family (attached) Residential	<u>375</u> Dwelling Units
Commercial	<u>10</u> acres

**NOTE: The max allowed as shown in the table above is not cumulative. This is a maximum allowed for each product type within the PD.*

E. Exceptions to the City of Kingsland Zoning Ordinance and Subdivision Regulations

The project is a Mixed-Use planned residential and commercial development. The nature of the development and the creation of a PD – Planned Development District, provide the opportunity to modify certain portions of the development ordinance. This section details the changes to City of Kingsland Ordinances.

F. Definitions of Land Use Terms and Density Terms

1. In the absence of a term definition in this Zoning Master Plan, “Definitions” of the Kingsland City Zoning Ordinance included herein as an Appendix shall apply in the interpretation of this Zoning Master Plan. The locations of specific land uses are described on the Zoning Master Plan, and detailed by Land areas in this text.

2. Open Space

Total open space for the PD District shall be calculated for the boundary of the project and not on a site specific basis for each phase of the project. Open space and common areas are not specifically addressed on the Zoning Master Plan. The project contains freshwater wetlands under the Jurisdiction of the U.S. Army Corps of Engineers that will be included in all open space or common area assessments. Landscaping shall be introduced at entranceways, along major circulation routes, and within the passenger vehicle parking areas.

3. Roads

The project shall have roads designed to the standards of the City of Kingsland Design guidance and Regulations. Roads indicated on the Zoning Master Plan are subject to modification at the time of Preliminary and Final Plat approval based on final lot layout, specific soil conditions, environmental concerns, wetlands, and physical constraints and design parameters.

4. Setbacks and Buffers

Setbacks and buffers shall meet the minimum requirement established herein and shall apply to the perimeter of the project only; provided, however, that any required wetlands and salt marsh jurisdictional setbacks shall apply according to law throughout the project. Setbacks and buffers internal to the project shall be established at the time Development Plan approval.

5. Developable Area

This area refers to the upland portion of the property that is not within an unmitigated jurisdictional wetland or within a power/transmission easement.