

McLeod Farms Executive Summary

The purpose of this submittal is to inform the City Council of the material terms of the Revised Development Agreement and Planned Unit Development currently before the Council. Highlights are as follows:

Development Agreement Highlights:

Term: 20 Years

Density: 1,835 units at 1.8 units/acre overall (1,002 acres). A reduction from 3,000. “Smart Growth” Transect zoning (“T-Zones) from the Smart Code have been incorporated, which involves cluster development. Defined “T-Zones” includes “T-4” urban walking scale village cores of mixed uses with restaurants, retail stores, and office areas. “T-3” and “T-2” areas with mixed uses, but mostly residential areas, provide for a more suburban feel as one moves away from the center of the core districts.

MCAS Protections: Agreement in principal was reached in the Spring, and implementation procedures in accordance with the agreement have begun. As suggested by MCAS, a purchase of development rights under the federal easement partnering program provides for +/-100 acres with no residential development, and +/- 65 acres with residential density restricted and in compliance with enhanced and customized AICUZ restrictions. MCAS is given two years to complete its implementation program. Part of the implementation will provide a City park along the southern edge of the property of approximately 80 acres or better.

Police Services: McLeod will make a three acre police/fire station site available between the platting of the 200th and the 500th lot. Owner pays police/fire development fees of \$220.00 per acre, payable at transfer of property to a developer for capital improvements.

Fire Services: Fire protection services to the Property are to be provided by the City pursuant to a contract with Burton, as now in effect or amended in the future, or by the City. McLeod will make a combination police/fire station site available as stated above, paying police/fire development fees of \$220.00 per acre for capital needs. County Fire Impact fees are unaffected, and are subject to being increased.

Schools: A site for the North area high school has been identified, consisting of 73 acres. The Owners and School District are finalizing acquisition terms. School mitigation fees of \$1,000 per dwelling unit will be paid to the City, which are earmarked for financial assistance for purchase of land, traffic mitigation caused by a

school, or water or sewer infrastructure assistance. Property is subject to paying additional impact fees, if school impact fees are authorized and imposed in the future.

Parks/Green Space: The proposed Letter of Intent with MCAS would preserve approximately 80 to 100 acres, or about 10% of the total property. Between the platting of the 500th and the 1000th lot, at least 10 acres of land will be donated to the City for general public use if the city park above has not been obtained. The PDD Master Plan provides for many other amenities for active and passive recreational uses available within discrete developments within the property. The total open space will be at least 25%, more than required by the City Ordinance.

Drainage System: All stormwater runoff, treatment and drainage system improvements for the Property shall be constructed so as to provide superior water quality, equivalent to only 10% impervious coverage. BMPs are adopted.

Public Roads: Owner shall construct all roads within its own property boundaries; there are already public roads servicing the area. Owner is responsible for the near site road improvements indicated necessary by Traffic Impact Assessments.

County/City Impact Fees: Owner shall pay the fees collected by the City of Beaufort for the benefit of Beaufort County (Fire, Traffic, Library, Parks), which are subject to being increased. Portions of the impact fees are available for earmarking in accordance with State law, the Impact Fee Ordinance, and the Intergovernmental Agreement with the City for projects near the Property. An additional \$800.00 per unit fee for traffic mitigation is to be paid to the City for improvements to the regional traffic system. A school fee of \$1,000 is provided.

Additional Development (“Developer”) Fees:

Single Family Residential (SFR) < 2,000 sq. ft.	\$500.00
(SFR) > 2,000 sq. ft. or < 3,000 sq. ft.	\$750.00
(SFR) >3,000 sq. ft.	\$1,000.00
Multi-Family (MF) – 1 bedroom	\$200.00
(MF) – 2 bedroom	\$250.00
(MF) – 3 bedroom	\$350.00
Commercial Development	\$.75 per square foot

PLANNED UNIT DEVELOPMENT SUMMARY

Smart Growth/Smart Code Transect Zoning: Smart growth principles involve mixed use clustering of development in village or town centers to reduce sprawl, the use of cars, and encourage walking for daily needs. The McLeod PUD adopts these principles, and creates density and use zones, called “Transects.” The Smart Code Manual describes attributes of the various transects, including densities, design guidelines, types of uses, street and sidewalk requirements, and types of buildings, among other things.

McLeod’s Master Plan: The placement of different transects accomplishes the desired goal of moving the residential areas as far away as possible from the noise zones of the MCAS AICUZ, and also places the units into walkable village or town centers, all linked by trails and paths. The commercial/retail areas are designed to service the immediate community. The Seabrook Farmstead Village and Water Related uses district SFV T-4 areas provide access to the waterfront on the north. The school district EDU provides a site for the high school.

McLeod’s Transects:

T-4 Traditional Neighborhood District

SFV T-4 Seabrook Farmstead and Water related Uses District

T-4 MU Mixed use District

Commercial District

T-3 Residential District

T-2 Residential District

T-2 AICUZ

T-1 Recreation and Conservation Use District

EDU School District

AICUZ

Specific Design Guidelines for the Transects: In order to address concerns that not enough detail on the types and look of development allowed under the PUD for each type of development area, design guidelines consistent with Traditional Neighborhood Design and Smart Code guidelines have been provided. These include provisions not only relating to allowable uses, but the building location, setbacks, architecture, street design, parking, landscaping, sidewalk placement, bicycle paths and other requirements to assure a quality end result.

An Expanded PUD Approval Process: To further address concerns that the City needed to have another look at the specific subdivisions and development, the PUD incorporates another review process for City Council. Individual Master Plans will be reviewed by City Council for conformity with the PUD and the Smart Growth guidelines of the Design Standards discussed above, with additional information to be

provided. Council may encourage further refinement if not in conformity. Traffic Assessments are included at this stage.

AICUZ Provisions: MCAS provided a customized list of allowable non-residential uses and sizes, noise reduction, and residential placement and density requirements for this Property, which have been adopted into the PUD, replacing the City's current ordinance section, which are more stringent than the County's. MCAS has reviewed the PUD and these restrictions are acceptable. The Development Agreement has provisions relating to the implementation of the restrictions by the parties.

Highway 21 Buffer: While limited property fronts onto Highway 21, a 50 foot buffer consistent with the buffer requirements of the County are included. A landscaped entranceway is permitted.

Natural Resource buffers and setbacks: Consistent with County standards, there are 50 foot setbacks and buffers for single family residential; 100 foot setbacks for multi-family and non-residential uses. Provisions are made to allow lesser setbacks and buffers with approved BMP drainage systems in the waterfront village area. This is to allow a waterfront park or uses.

School sites: School sites have siting and use standards to minimize impacts on adjoining properties, including outdoor ball fields and stadiums, which can have negative impacts.

Brief descriptions of the Transects are as follows: Note that each district has specified uses and design guidelines set out in the PUD.

T-4 Traditional Neighborhood Village:

This District is designed to develop traditional neighborhood design typified by the culture value and traditions exemplified in the New Urbanism and Smart Code model. Similar to the Mixed Use District the principals in this District include a walking environment that provides the potential of healthy lifestyle through street lined sidewalks close to schools, shopping, and other amenities within the neighborhood. Street patterns will be based on a system of gridded tree lined streets, where site environmental standards permit.

T-4 MU Mixed Use

This District includes principals and standards promulgated in the Smart Code ideals, including walkability, connectivity, mixed uses and housing types, quality architecture and urban design and traditional neighborhood structure. These aspects of community promote healthier lifestyles with walking friendly neighborhood environment, close proximity to sidewalks, trails and parks. This neighborhood style

provides an opportunity to meet neighbors and the independence for those of all ages to walk to school and near by shops. In keeping with the Smart Code model and vocabulary for developing this District includes standards for setbacks, sidewalks, street widths and tree park, street parking, alleys, street trees and the like.

COM Commercial

The Commercial District allows for the development of concentrated commercial and office nodes located on primary vehicular routes and associated with other adjacent similar uses. These uses are primarily related to community commerce. Its purpose is for continuance of compatible and economical health environment for business financial services and professional uses which benefit from being located in close proximity to each other. Uses will also provide a full range of retail, service and professional / office uses that serve the adjacent residential neighborhoods, both vehicular and via pedestrian ways.

SFV Seabrook Farmstead Village and Water Related Use District

This District is anticipated to be a very special area and will hopefully be the “heart” of the community, with the opportunity to recreate the Seabrook Farmstead Village and incorporate those uses into a pedestrian friendly area. The scale should be in keeping with the old village, with additional structures in-filled to carry forward the needs of a viable village. The roadway through the village and existing rail crossing will be respected and retained. Efforts will be made to restore the old buildings. This pedestrian oriented area will create a place for strolling and relaxing while finding a quiet corner for a cool drink or dessert at a sidewalk café. It is hoped that this will focus the community on this area and provide locations for entertainment and the opportunity for festive community fetes.

T-3 Residential

The character of this District diverges from the previous districts in that it has characteristics of both of the other residential districts. Natural or man-made characteristics of the land form may alter the more grid like nature of the conceptualized streets in the higher density districts, allowing for a more natural road alignment, preservation of wetland areas, and protected habitat or open space. Public frontage will also change with the introduction of curving streets and sidewalks, and street tree planting will deviate to a more random natural character. The buildings will move slightly further back from the streets. Thirty to fifty percent (30 - 50%) of the district area may be either the more intense Traditional Neighborhood development or cluster land developments as defined by the Smart Code community types.

T-2 Residential District

This District is an area of somewhat larger lots with a more suburban single family

residential character. These homes with an orientation to the marsh view, could have a direct relationship to what may become a river club on the river and marsh front.

T-1 Recreation Conservation

This District provides the umbrella use for all community recreation provided throughout the community. This use may be in either a public, semi-public or private recreation facility, either indoor and/or outdoor lighted or unlighted. It is the intent to establish facilities and a level of service which may include active and passive sports, entertainment facilities and include, where appropriate, shops, eateries, meeting space, and community services facilities.

EDU School District

Working with the Beaufort County School District of Beaufort County, the Owners have incorporated the school into the community vehicular and pedestrian access and circulation. It is located below the Seabrook Village area, and is centrally located. Design standards are included in the PUD

T-2 AICUZ District

As described in the Development Agreement, the Owners have met with representatives of MCAS and Marine Headquarters to address the concerns and desires of the Marine Corp Air Station, as set forth in a letter to the City in March of 2006, and have agreed upon the restrictions needed to protect the base from encroachment. In accordance with the provisions of the Development Agreement, any development in the APZ or AICUZ zones shall be compliant with the use and noise attenuation requirements set out in the Development Agreement, any development in the AICUZ zone shall be compliant with the use and noise attenuation requirements set out in the Development Agreement, which incorporate the present AICUZ restrictions, unless the military implements the provisions of the proposed Letter of Intent contained within the Development Agreement. In that event, the following additional requirements and standards are imposed.

Within the 65Ldn and higher noise zone no residential development shall be permitted except in regards to some minimal single family existing and proposed additional units within the McLeod PUD.

For approximately +/-1500 feet along the perimeter of the 65Ldn line in the area referenced as Noise Zone 1 on the Land Use Compatibility Map, residential development will be limited to 1.0 single family units per acre and shall have a 30dB Noise Level Reduction (NLR). This area is located in the T-2 AICUZ District.