

### 2013 ARDA Related Parcels Proposed Rezoning

PARCEL	Current Standards 2013 ARDA	Land Use Planning & Zoning Ordinance / Comprehensive Plan	Proposed Rezoning Staff Recommendation (Revised 10.19.23)	Planning Commission Recommendation
<b>Parcel 2 Mingo North</b>				
Future Land Use	Mixed Use	Mixed Use	Conservation	Conservation
Zoning	R-2 / C	R-2 / C	Conservation	Conservation
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'		
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)	6 DUs per acre (10 Total Units)	6 DUs per acre		
Dwelling Units per Building	6 DUs per building	4 DUs per building		
<b>Parcel 3 Mingo South</b>				
Future Land Use	Mixed Use	Mixed Use	Conservation	Conservation
Zoning	R-2 / C	R-2 / C	Conservation	Conservation
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'		
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)	6 DUs per acre (10 Total Units)	6 DUs per acre		
Dwelling Units per Building	6 DUs per building	4 DUs per building		
<b>Parcel 4 Little Rabbit (The Pointe)</b>				
Future Land Use	Mixed Use	Mixed Use	Medium Density Residential	Medium Residential
Zoning	R-2 / C	R-2 / C	R-2	R-2, Residential
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'		2.5 stories / 40'
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)	6 DUs per acre (10 Total Units)	6 DUs per acre		6 DUs per acre
Dwelling Units per Building	6 DUs per building	4 DUs per building		4 DUs per building
<b>Parcel 5 Rabbit North</b>				
Future Land Use	Mixed Use	Mixed Use	Conservation	Conservation
Zoning	R-2 / C	R-2 / C	Conservation	Conservation
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'		
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)	6 DUs per acre (10 Total Units)	6 DUs per acre		
Dwelling Units per Building	6 DUs per building	4 DUs per building		
<b>Parcel 6 Kiawah River Commons (Riverview)</b>				
Future Land Use	Mixed Use	Mixed Use	Medium Density Residential; Active Recreation & Open Space	Medium Density Residential; Active Recreation & Open Space
Zoning	R-2 / C	R-2 / C	R-2, Residential, PR Parks and Recreation	R-2, Residential, PR Parks and Recreation*
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'		
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)	6 DUs per acre (10 Total Units)	6 DUs per acre		
Dwelling Units per Building	6 DUs per building	4 DUs per building		
*Only Parcel 207-02-00-072 proposed for Active Recreation and Open Space Future Land Use designation and PR, zoning designation				
<b>Oyster Rake</b>				
Future Land Use	R-2 / C	Mixed Use	Low Density Residential / Active Recreation and Open Space	Low Density Residential / Active Recreation and Open Space
Zoning	R-2 / C	R-2 / C	R-1, Residential / PR, Parks and Recreation	R-1, Residential / PR, Parks and Recreation*

"EXHIBIT A"

Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'		
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)	6 DUs per acre (10 Total Units)	6 DUs per acre		
Dwelling Units per Building	6 DUs per building	4 DUs per building		Only Parcel 207-00-00-024 proposed for Active Recreation and Open Space Future Land Use designaiton and PR, zoning designation
Property Description: Parcels adjacent to Kiawah Island Parkway. TMS#207-00-00-039; -038; -037; -036; -035				
<b>Parcel 8 - Parkway Gate (shared parcel 207-05-00-120)</b>				
Future Land Use	Commercial	Commercial	Mixed Use	Medium Density Residential
Zoning	Commercial	Commercial	BW-1, Beachwalker 1	R-2, Residential
Building Height (R)	no residential	no residential	2.5 stories / 40'	2.5 stories / 40'
(C)	2.5 stories / 35' height	2.5 stories / 35'	2.5 stories / 35'	
Dwelling Units per Acre (Density)	F.A.R. 0.20-0.25	F.A.R. 0.20	6 DUs per acre	6 DUs per acre
Dwelling Units per Building			4 DUs per building	4 DUs per building
<i>*Parcel 8 is not a unique parcel with a separate TMS #. Parcel 8 and 10 identided by ARDA share the same TMS # as created through the subdivision process.</i>				
<i>Property Description: This parcel is currently undeveloped.</i>				
<b>Parcel 9 - Beachwalker Office Park (207-05-00-004)</b>				
Future Land Use	Mixed Use	Mixed Use	Medium Density Residential	Medium Density Residential
Zoning	R-2 / C	R-2 / C	R-2	R-2, Residential
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)	6 DUs per acre (10 Total Units)	6 DUs per acre	6 DUs per acre	6 DUs per acre
Dwelling Units per Building	6 DUs per building	4 DUs per building	4 DUs per building	4 DUs per building
<i>Property Description: This parcel is currently undeveloped and being used as parking. Historically a commerial use with former Beachwalker office park and temporary KICA fitness center.</i>				
<b>Parcel 10 - Marsh Point Residual (shared parcel 207-05-00-120)</b>				
Future Land Use	Mixed Use	Mixed Use	Mixed Use	Medium Density Residential
Zoning	R-2 / C	R-2 / C	BW-1	R-2, Residential
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'
(C)		2.5 stories / 35'	2.5 stories / 35'	
Dwelling Units per Acre (Density)	6 DUs per acre (4 Total Units)	6 DUs per acre	6 DUs per acre	6 DUs per acre
Dwelling Units per Building	6 DUs per building	4 DUs per building	4 DUs per building	4 DUs per building
<i>*Parcel 10 is not a unique parcel with a separate TMS #. Parcel 8 and 10 identided by ARDA share the same TMS # as created through the subdivision process.</i>				
<i>Property Description: This parcel is currently undeveloped.</i>				
<b>Parcel 11 - Beachwalker Lagoon (207-05-00-117)</b>				
Future Land Use	Mixed Use	Mixed Use	High Density Residential	High Density Residential
Zoning	R-3 / C	R-3 / C	R-3	R-3, Residential
Building Height (R)	4 stories / 50'	2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'	2.5 stories / 40' (multifamily 2 stories)
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	12 DUs per acre	12 DUs per acre
Dwelling Units per Building	7 DUs per building	4 DUs per building	4 DUs per building	4 DUs per building
<i>Property Description: This parcel is currently undeveloped and has a current site plan under review for proposed multifamily development.</i>				

"EXHIBIT A"

<b>Former Church Parcel (207-05-00-116)</b>				
Future Land Use		Mixed Use	High Density Residential	High Density Residential
Zoning		R-3 / C	R-3	R-3, Residential
Building Height (R)		2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'	2.5 stories / 40' (multifamily 2 stories)
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)		12 DUs per acre	12 DUs per acre	12 DUs per acre
Dwelling Units per Building		4 DUs per building	4 DUs per building	4 DUs per building
<i>*This parcel is not part of ARDA; *rezoned in 2016</i>				
<i>Property Description: This parcel is currently undeveloped and has a current site plan under review for proposed multifamily development.</i>				
<b>Parcel 13</b>				
<b>(Lot 1) (Third ARDA Amendment)(207-05-00-118)</b>				
Future Land Use		Mixed Use	High Density Residential	High Density Residential
Zoning		R-3 / C	R-3	R-3, Residential
Building Height (R)		*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40' (multifamily 2 stories)
(C)		2.5 stories 35'	2.5 stories / 35'	
Dwelling Units per Acre (Density)		12 DUs per acre	12 DUs per acre	12 DUs per acre
Dwelling Units per Building		***7 DUs per building	4 DUs per building	4 DUs per building
<i>*Lot 1 Limited Height Zone based on ARDA 3rd Amendment</i>				
<i>***Lot 1 Varied DUs per building based on ARDA 3rd Amendment</i>				
<i>Property Description: This parcel is currently undeveloped and has a current site plan under review for proposed multifamily development.</i>				
<b>The Cape (Second ARDA Amendment)</b>				
Future Land Use		Mixed Use	Mixed Use	High Density Residential
Zoning		R-3 / C	R-3 / C	R-3, Residential
Building Height (R)		*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40' (multifamily 2 stories)
(C)		2.5 stories 35'	2.5 stories / 35'	2.5 stories 35'
Dwelling Units per Acre (Density)		12 DUs per acre	12 DUs per acre	12 DUs per acre
Dwelling Units per Building		***7 DUs per building	4 DUs per building	4 DUs per building
<i>*Area Limited Height Zone based on ARDA 2nd Amendment</i>				
<i>***Varied DUs per building based on ARDA 2nd Amendment</i>				
<i>Property Description: This parcel is currently under construction for permitted multifamily development and western beach club.</i>				
<b>Timbers</b>				
Future Land Use		Mixed Use	Mixed Use	High Density Residential
Zoning		R-3 / C	R-3 / C	R-3, Residential
Building Height (R)		*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40' (multifamily 2 stories)
(C)		2.5 stories 35'	2.5 stories / 35'	2.5 stories 35'
Dwelling Units per Acre (Density)		12 DUs per acre	12 DUs per acre	12 DUs per acre
Dwelling Units per Building		7 DUs per building	4 DUs per building	4 DUs per building
<i>**Structures within in 30' of any property line may not exceed 40' in height.</i>				
<i>Property Description: This parcel is currently developed as multifamily development.</i>				

"EXHIBIT A"

Parcel 12				
Parcel 12A Beachwalker Park (207-05-00-001)				
Future Land Use	Mixed Use	Mixed Use	Medium Density Residential	Medium Density Residential
Zoning	R-3 / C	R-3 / C	R-2	R-2, Residential
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'	2.5 stories / 40' (multifamily 2 stories)
(C)	2.5 stories 35'	2.5 stories / 35'		
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	6 DUs per acre	6 DUs per acre
Dwelling Units per Building	7 DUs per building	4 DUs per building	4 DUs per building	4 DUs per building
*Parcel 12A is not a unique parcel with a separate TMS # identified by ARDA. Parcel 12A contains Parcel 207-05-00-001 and overlays Parcel 207-05-00-0011 (The eastern portion of Captain Sams)				
Property Description: This parcel is currently the site of existing Beachwalker County Park facilities and parking.				
Parcel 12B - Captain Sams				
Future Land Use	Low Density Residential	Low Density Residential / Mixed Use	Low Density Residential	Low Density Residential
Zoning	R-1	R-1	R-1	R-1, Residential
Building Height (R)	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'
(C)	no commercial	no commercial		
Dwelling Units per Acre (Density)	3 DUs per acre	3 DUs per acre	3 DUs per acre	3 DUs per acre
Dwelling Units per Building				
*A portion of this parcel 207-05-00-0011 contains ARDA overlay.				
Property Description: This parcel is currently undeveloped.				
Parcel 16 - The Settlement				
Future Land Use	Low Density Residential, Active Recreation and Open Space	Low Density Residential / Active Recreation and Open Space	Low Density Residential / Active Recreation and Open Space	Low Density Residential / Active Recreation and Open Space
Zoning	R-2, PR, C	R-2, PR	R-2, PR*	R-1, Residential PR, Parks and Recreation*
Building Height (R)				
(C)				
Dwelling Units per Acre (Density)				
Dwelling Units per Building				
			*area for existing club facility including spa, proposed text amendment for use conditions	*Residential lots (R-1); River Course (PR) *Proposed text amendment to Sec. 12-10 Conditions of Use. (Area for existing club facility including spa to be allowed under The PR zoning designation)
Property Description: This parcel is currently developed as single family residential and includes the River Course.				
Parcel 41 - Osprey Beach				
Future Land Use	Low Density Residential, Active Recreation and Open Space	Low Density Residential / Active Recreation and Open Space	Low Density Residential, Active Recreation and Open Space	Low Density Residential, Active Recreation and Open Space
Zoning	R-1, C	R-1, PR	R-1, PR	R-1, Residential PR, Parks and Recreation*
Building Height (R)				
(C)				
Dwelling Units per Acre (Density)				
Dwelling Units per Building				
Property Description: This parcel is currently developed as single family residential and includes the East Beach Club.				
				*Residential lots (R-1); East Beach Club (PR)