

**TOWN OF RIDGELAND, SOUTH CAROLINA**  
**NEW COMMUNITY SCALE PLAN SUBMITTAL FORM**  
*FORM B: CLUSTERED LAND DEVELOPMENT (CLD)*

**APPLICANT INFORMATION:**

APPLICATION FEE: \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Street Address: \_\_\_\_\_ Email: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

**OWNER INFORMATION:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Street Address: \_\_\_\_\_ Email: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

**APPLICANT STATUS: Owner:\_\_\_\_\_ Agent:\_\_\_\_\_ Tenant:\_\_\_\_\_****Contract Buyer:\_\_\_\_\_ Engineer:\_\_\_\_\_ Surveyor:\_\_\_\_\_ Planner:\_\_\_\_\_****Other:\_\_\_\_\_ (please specify)**

**REGULATING PLAN INFORMATION:**

Proposed Project Name and Description: \_\_\_\_\_

General Location: \_\_\_\_\_

Address(es) if Applicable: \_\_\_\_\_

Tax Parcel Numbers: \_\_\_\_\_

Legal Description (Attach or Describe): \_\_\_\_\_

Existing Sector(s): \_\_\_\_\_ Adjacent Sector Designation: \_\_\_\_\_

Existing Transect Zone(s): \_\_\_\_\_ Adjacent Transect Zone(s): \_\_\_\_\_

Existing Land Use(s): \_\_\_\_\_ Adjacent Land Use(s): \_\_\_\_\_

**REGULATING PLAN CHECKLIST:**

Applicant   Staff

- \_\_\_\_\_               1. Completed Regulating Plan Checklist Application
- \_\_\_\_\_               2. Application Fee per most recently adopted Fee Resolution
- \_\_\_\_\_               3. A narrative statement including a Planning and/or Engineer’s report which estimates the impact of services as well as an analysis of how the Transect and Civic Zones have been derived, the type of proposed community and any warrants and/or exceptions.
- \_\_\_\_\_               4. Development plans that show existing conditions, proposed thoroughfares, pedestrian sheds, proposed Transect Zones and proposed Civic Zones (hard copy and electronic format).
- \_\_\_\_\_               5. A vicinity map (no larger than 11 x 17) showing property lines, thoroughfares, existing/proposed sector plan designations and other such items as required by the Administrator.
- \_\_\_\_\_               6. A legal description of property in Word-compatible form

**NEW COMMUNITY PLAN EVALUATION**

**CLUSTERED LAND DEVELOPMENT (CLD)**

New Community Scale Plan Application and Review Form  
Form B: Clustered Land Development

## FINDINGS KEY:

+ MEETS GUIDELINES      -- DOES NOT MEET GUIDELINES

+/-- MEETS GUIDELINES WITH CONDITIONS AS NOTED

NA NOT APPLICABLE      NSI NOT SUFFICIENT INFORMATION

REFERENCE #.	GUIDELINES	FINDINGS	COMMENTS
ARTICLE 2, ARTICLE 3.3.1.A  TABLE 2  PAGES 7-8	A CLD SHALL BE PERMITTED WITHIN THE G-1 RESTRICTED GROWTH SECTOR AND THE G-2 CONTROLLED GROWTH SECTOR		
ARTICLE 3.3.1 B  PAGE 9	CLD SHALL BE STRUCTURED BY ONE STANDARD PEDESTRIAN SHED AND SHALL CONSIST OF NO FEWER THAN 30 ACRES AND NO MORE THAN 80 ACRES.		
ARTICLE 3.3.1 C  PAGE 9	CLD SHALL INCLUDE TRANSECT ZONES AS FOLLOWS:  1. 50% MINIMUM OF THE COMMUNITY UNIT SHALL BE ALLOCATED TO T1 AND/OR T2  2. 10-30% OF THE COMMUNITY UNIT SHALL BE ALLOCATED TO T3  3. 20-40% OF THE COMMUNITY UNIT SHALL BE ALLOCATED TO T4		
ARTICLE 3.5.3D  PAGE 10	THERE IS A DISCERNIBLE CENTER. THIS IS OFTEN A PLAZA, SQUARE OR GREEN, AND SOMETIMES A BUSY OR MEMORABLE INTERSECTION. A TRANSIT STOP SHOULD BE LOCATED AT THE CENTER.		
TABLE 14F  TABLE 14G  PAGE 40	BUILDINGS AT THE CENTER ARE PLACED CLOSE TO THE SIDEWALK AND TO EACH OTHER, CREATING AN URBAN SENCE OF SPATIAL DEFINITION. BUILDINGS TOWARD THE EDGES ARE PLACE FARTHER AWAY AND FARTHER APART FROM EACH OTHER, CREATING A MORE		

	RURAL ENVIRONMENT.		
ARTICLE 3.2 PAGE 9	MOST OF THE DWELINGS ARE WITHIN A FIVE-MINUTE WALK FROM THE CENTER. THIS PEDESTRIAN SHED AVERAGES ONE-QUARTER OF A MILE IN RADIUS. (HALF-MILE FOR CENTER WITH RAIL TRANSIT).		
TABLE 9 TABLE 12 ARTICLE 5.6.3 PAGES 38-39, 14	THERE IS DIVERSITY IN DWELLING TYPES. THESE TAKE THE FORM OF HOUSES, ROWHOUSES, AND APARTMENTS, SUCH THAT YOUNGER AND OLDER, SINGLES AND FAMILIES, THE POORER AND THE WEALTHIER, CAN FIND PLACES TO LIVE.		
TABLE 12 PAGE 39	THERE ARE PLACES TO WORK IN THE FORM OF OFFICE BUILDINGS OR LIVE-WORK UNITS.		
ARTICLE 3.8.4 ARTICLE 5.8 PAGES 11, 14	THERE ARE SHOPS SUFFICIENTLY VARIED TO SUPPLY THE ORDINARY NEEDS OF A HOUSEHOLD. A CONVENIENCE STORE, A POST OFFICE, AN ATM MACHINE, AND A GYM ARE THE MOST IMPORTANT AMONG THEM.		
TABLE 14J ARTICLE 5.6.2 D PAGES 40, 13	A SMALL ACCESSORY BUILDING SHOULD BE PERMITTED WITHIN THE BACKYARD OF EACH HOUSE. IT MAY BE USED AS A RENTAL APARTMENT, OR AS A PLACE TO WORK.		
ARTICLE 3.5.4 B ARTICLE 3.5.4 F PAGE 10	THERE SHOULD BE AN ELEMENTARY SCHOOL CLOSE ENOUGH SO THAT MOST CHILDREN CAN WALK FROM THEIR DWELLING. THE DISTANCE SHOULD NOT EXCEED ONE MILE.		
ARTICLE 3.5.3 E TABLE 13 PAGES 10, 40	THERE ARE PLAYGROUNDS NEAR EVERY DWELLING. THIS DISTANCE SHOULD NOT EXCEED ONE-EIGHTH OF A MILE.		
ARTICLE 3.7.1 PAGE 10	THOROUGHFARES WITHIN THE NEIGHBORHOOD FORM A CONTINUOUS NETWORK, PROVIDING A VARIETY OF ITINERARIES AND DISPERSING TRAFFIC. THE THOROUGHFARES CONNECT TO THOSE OF ADJACENT DEVELOPMENT WHENEVER		

	POSSIBLE.		
ARTICLE 3.7 PAGE 10	THOROUGHFARES ARE RELATIVELY NARROW AND SHADED BY ROWS OF TREES THAT SLOW TRAFFIC AND CREATE AN APPROPRIATE ENVIRONMENT FOR THE PEDESTRIAN AND THE CYCLIST.		
ARTICLE 5.7 ARTICLE 5.10 TABLE 7 PAGES 14, 39	PARKING LOTS AND GARAGE DOORS RARELY ENFRONT THE THOROUGHFARES. PARKING IS RELEGATED TO THE REAR OF BUILDINGS AND USUALLY ACCESSED BY REAR ALLEY OR LANES.		
ARTICLE 3.5.4 PAGE 10	CERTAIN PROMINENT SITES ARE RESERVED FOR CIVIC BUILDINGS. A BUILDING MUST BE PROVIDED AT THE CENTER FOR NEIGHBORHOOD MEETINGS.		
GENERAL	THE NEIGHBORHOOD SHOULD BE SELF-GOVERNING, DECIDING ON MATTERS OF MAINTENANCE, SECURITY, AND PHYSICAL EVOLUTION.		