# TOWN OF RIDGELAND, SOUTH CAROLINA

## NEW COMMUNITY SCALE PLAN SUBMITTAL FORM

## *FORM C: TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)*

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**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**

New Community Scale Plan Application and Review Form
Form C: Traditional Neighborhood Development

## TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

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 3.3.2.A<br><br>TABLE 2<br><br>PAGES 7-9 | A TND SHALL BE PERMITTED WITHIN THE G-2 CONTROLLED GROWTH SECTOR, THE G-3 INTENDED GROWTH SECTOR, AND G-4 INFILL GROWTH SECTOR | | |
| ARTICLE 3.3.2 B<br><br>PAGE 9 | A TND WIHTIN THE G-2 CONTROLLED GROWTH SECTOR AND THE G-3 INTENDED GROWTH SECTOR SHALL BE STRUCTURED BY ONE STANDARD OR ONE LINEAR PEDESTRIAN SHED AND SSHALL BE NO FEWER THAN 80 ACRES AND NO MORE THAN 160 ACRES. | | |
| ARTICLE 4.2.2<br><br>PAGE 12 | A TND WITHIN THE G-4 INFILL GROWTH SECTOR SHOULD BE ASSIGNED TO NEIGHBORHOOD AREAS THAT ARE PREDOMINANTLY RESIDENTIAL WITH ONE OR MORE MIXED USE CORRIDORS OR CENTERS. AN INFILL TND SHALL BE MAPPED AS AT LEAST ONE COMPLETE STANDARD PEDESTRIAN SHED, WHICH MAY BE ADJUSTED AS A NETWORK PEDESTRIAN SHED, ORIENTED AROUND ONE OR MORE EXISTING OR PLANNED COMMON DESTINATIONS. THE EDGES OF AN INFILL TND SHOULD BLEND INTO ADJACENT NEIGHBORHOODS AND/OR A DOWNTOWN WITHOUT BUFFERS. | | |
| ARTICLE 3.3.2 C<br><br>ARTICLE 4.2.1<br><br>ARTICLE 4.3<br><br>PAGES 9, 12 | TNDS IN G-2 OR G-3 SHALL INCLUDE TRANSECT ZONES AS FOLLOWS:<br><br>1. 10-30% OF THE COMMUNITY UNIT SHALL BE | | |

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| | ALLOCATED TO T3<br>2. 30-60% OF THE COMMUNITY UNIT SHALL BE ALLOCATED TO T4<br>3. 10-30% OF THE COMMUNITY UNIT SHALL BE ALLOCATED TO T5<br><br>TNDS IN G-4 DO NOT POSSESS ALLOCATION PERCENTAGES, HOWEVER, THEY STANDARDS FOR TRANSECT ZONES IN INFILL REGULATING PLANS SHOULD BE CALIBRATED BY MEANS OF A SURVEY OR EXEMPLARY EXISTING AND INTENDED CONDITIONS AND SUBJECT TO THE APPROVAL OF THE PLANNING COMMISSION. | | |
| ARTICLE 3.5.3D<br><br>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<br><br>TABLE 14G<br><br>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<br><br>PAGE 9 | MOST OF THE DWELINGS ARE WTIHIN 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<br><br>TABLE 12<br><br>ARTICLE 5.6.3<br><br>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 | THERE ARE PLACES TO WORK IN THE FORM OF OFFICE BUILDINGS OR | | |

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| PAGE 39 | LIVE-WORK UNITS. | | |
| ARTICLE 3.8.4<br>ARTICLE 5.8<br>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<br>ARTICLE 5.6.2 D<br>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<br>ARTICLE 3.5.4 F<br>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<br>TABLE 13<br>PAGES 10, 40 | THERE ARE PLAYGROUNDS NEAR EVERY DWELLING. THIS DISTANCE SHOULD NOT EXCEED ONE-EIGHTH OF A MILE. | | |
| ARTICLE 3.7.1<br>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<br>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<br>ARTICLE 5.10<br>TABLE 7<br>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 | CERTAIN PROMINENT SITES ARE RESERVED FOR CIVIC BUILDINGS. A BUILDING MUST BE PROVIDED AT | | |

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| PAGE 10 | THE CENTER FOR NEIGHBORHOOD MEETINGS. | | |
| GENERAL | THE NEIGHBORHOOD SHOULD BE SELF-GOVERNING, DECIDING ON MATTERS OF MAINTENANCE, SECURITY, AND PHYSICAL EVOLUTION. | | |