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501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601

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SITE DATA:

Total Acreage: 12.79 Ac.

TMS NUMBERS:	EX ZONING:
0256000600100 (7.006 Ac.)	C-3
0256000600101 (1.846 Ac.)	C-3
0256000600102 (1.308 Ac.)	C-3
0256000601201 (1.740 Ac.)	C-3
0256000600200 (0.890 Ac.)	C-3

PROPOSED LAND USE:
Planned Development District (PD)

BUILDING SETBACKS:

AIRPORT ROAD & LAURENS ROAD
Front Yard: 19' (5' building transition zone, 8' sidewalk zone, 6' planting zone)

PLEASANTBURG DRIVE
Front Yard: *15' (10' building transition zone, 6' sidewalk zone, 5' planting zone)

*Portions of the Planting Zone and Sidewalk Zone are located within the public right-of-way.

OTHER EXTERNAL BOUNDARIES
Side / Rear: *5' Min

*Trailside Terrace and connection(s) to trail may encroach upon this setback.

OPEN SPACE:

Required by Ordinance: ±96,000 SF (200 SF / Unit)
Required by GVL2040: ±195,000 SF (35% of Site)
Provided: *±205,191 SF (37% of Site)

*Not including multifamily balconies

IMPERVIOUS AREAS:

Predevelopment Impervious Area: ±4.45 Ac.
Postdevelopment Impervious Area: ±9.20 Ac.
Net Impervious Area: ±4.75 Ac. Increase

PARKING REQUIRED:

USE	SIZE:	PARKING DEMAND:
Commercial (Office / Retail / Restaurant)	±*80,000 SF	160 (2 Spaces / 1,000 SF)
Hotel or Office	±125 Rooms	94 (0.75 Spaces / Room)
Office	±60,000 SF	120 (1 Spaces / 500 SF)
Multifamily	±400 Units	480 (1.2 Spaces / Unit)

TOTAL PARKING REQUIRED: ±734 Spaces or ±760 Spaces

*80,000 SF does not include ±8,000 SF of Trailside Terrace for which dedicated parking is not proposed.

Bicycle parking to meet or exceed the requirements of Section 19-6.1.3.(C) of the Zoning Ordinance.

PARKING PROVIDED:

TOTAL PARKING PROVIDED: ±760 Spaces

Surface Parking: 65 Spaces
Structured Garage: ±695 Spaces

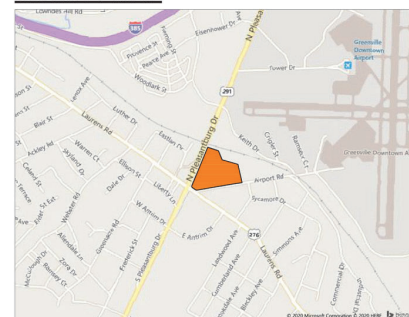
BICYCLE PARKING:

Required: ±17 Spaces
Proposed: Bicycle parking will meet or exceed the requirements of Section 19-6.1.3.(C) of the Zoning Ordinance.
At least two bicycle parking spaces shall be provided for all sites.

BUILDING HEIGHTS:

USE: All Proposed Uses/Buildings
HEIGHT: 100' Max

VICINITY MAP



MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
WWW.SEAMONWHITESIDE.COM



ENCLAVE LAURENS
MIXED USE DEVELOPMENT
IN
CITY OF GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: 11433
DATE: 10/31/2024
DRAWN BY: DM
CHECKED BY: NM

REVISION HISTORY

NO.	DESCRIPTION

MASTER
CONCEPTUAL
SITE PLAN

