

1. Remote Participation And Viewing

Public Comments can be made in two ways:

1. In person during the appropriate point(s) of the meeting
2. [VIA THE MYCIVIC APP](#) up to 2pm the day of the meeting.

Public Meetings are livestreamed and recordings are archived on the [CITY OF CLEMSON YOUTUBE PAGE](#).

2. Agenda

Documents:

[2025-06-17_PCAGENDA.PDF](#)

3. Meeting Materials

Documents:

[2025_05_12_PC_MINUTIES_FINAL_DRAFT.PDF](#)
[PUD-000431-2025 \(398 COLLEGE AVE\) - INITIAL PRESENTATION.PDF](#)
[REPORT ON PUD-000431-2025 PLANNED DEVELOPMENT \(398 COLLEGE AVENUE\).PDF](#)
[REPORT ON RZNE-000439-2025 COCHRAN ROAD PARCELS.PDF](#)



CITY OF
Clemson
PLANNING &
DEVELOPMENT

AGENDA

City of Clemson Planning Commission Meeting

6:00 p.m., Tuesday, June 17, 2025

1250 Tiger Blvd., Suite 2

City Hall – Council Chambers

The public may attend City of Clemson meetings in person at this time.

You can also view these meetings on the City of Clemson's YouTube channel within 2 business days.

How to Submit Public Comments

1. In person during appropriate portions of meetings
2. On the City's MyCivic web platform no later than 5:00 p.m. the day before the meeting.

1. Call to Order

2. Public Session

3. Adoption of Minutes

- a. May 12, 2025 - Regular Meeting

4. Planned Development Informal Public Session

- a. PUD-000431-2025 Proposed Planned Development (398 College Avenue)

5. Action Items

- a. RZNE-000439-2025 Proposed Map Amendment (Cochran Road Parcels)

6. Advisory Items

7. Discussion Items

8. Staff Reports

9. Other Items

- a. Planning Commission Representation at Council Meetings
- b. Future Workshops and Other Events

10. Adjourn

City of Clemson
PLANNING COMMISSION MEETING
Monday, May 12, 2025
6:00 p.m.

MINUTES

The City of Clemson Planning Commission met in open session in the Council Chambers in City Hall, 1250 Tiger Boulevard, Clemson, SC.

Members present: Herb Tyler (Chair), Greg Rice (Vice-Chair), Benji Cumbie, Tanya Hyatt, Bryan Yoder, Charles Kernaghan, John Crolley

Staff present: Nathan Woods, Director of Planning and Development; Art Holbrooks, City Planner; Jacob Peabody, Zoning Administrator; Kelly Roach, Recording Secretary.

The meeting was livestreamed and recorded on YouTube.

1. Call to Order:

Mr. Tyler called the meeting to order at 6:00 p.m. and introduced the Commission members and staff present. He then provided an overview of the Commission's role in the development process, and outlined the purpose of the planned development concept presentation workshop on the agenda.

2. Public Session (5:48)

Mr. Tyler opened the Public Session, and called for comments related to items not on the agenda.

Mr. Allen Hodges, 100 Strode Circle, Clemson, SC, expressed concerns with stormwater in the area around his home. Mr. Tyler noted that stormwater management was not in the Commission's purview, but that they would make sure the information was forwarded to the responsible party.

Mr. Tyler called for other comments; there were none.

The Public Session was closed

3. Adoption of Minutes (11:27)

a. April 14, 2025 - Regular Meeting

Mr. Tyler called for proposed edits to the draft minutes; there were none.

Mr. Tyler called for a motion. Mr. Cumbie made a motion to adopt the minutes from the April 14, 2025 meeting as presented; Ms. Hyatt seconded the motion. Mr. Tyler called for a

vote by a show of hands; there was no opposition. The motion was unanimously approved by a 7 - 0 vote.

4. Planned Development Concept Presentation Workshop (12:08)

Mr. Tyler requested Mr. Woods provide a history of the proposed project. Mr. Woods presented a timeline of events to date. (See attachment #1)

Mr. Tyler called for the developer to present. Mr. Mauricio Visvall, Development Manager for LV Collective of Austin, Texas, briefed the Commission. He noted that the proposed project would be situated on 3.7 acres, and was proposed to total 718 beds in 216 units. It will also contain 6,200 square feet of retail space. (See attachment #2)

Mr. Tyler called for comments from the commissioners. The topics addressed included:

- Clarification of the ownership of the proposed cafe
- The design and location of the townhome-style buildings
- Bonding to facilitate occupancy of the retail square footage
- Bus stop location
- Pets and pet waste stations
- Sidewalk locations
- Possible conversion of the townhome-style buildings to sell individually
- Additional parking being added
- Additional retail space needs, and a possible rooftop retail
- Possibly moving the student study area up to level 2 to allow more space for commercial space

At the end of discussion Ms. Hyatt recommended citizens review pages 16 & 17 of the ClemsonNEXT Strategic Plan white paper before coming to the next meeting. (See attachment #3)

5. Action Items (48:00)

a. PUD-000391-2025 Proposed Planned Development (Varsity 3)

Mr. Jon Silkworth, developer, was recognized. He provided the Commission with an overview of the project, noting changes since it was first presented.. Among the items noted were:

- Buffers zones
- Intermodal trails
- Lighting in the parks
- Provisions for a future roundabout
- Excess parkland

- Future easements
- Provisions for bike share
- Sidewalks to create a connected site
- Restriping Newton Street and adding signage
- Traffic chokers
- BAR approval of the architecture

Mr. Tyler called for public comments.

Ms. Rebekah Bowen, 132 Fabrica Street, Clemson, expressed concerns about traffic and litter. She also stated that a portion of the land included in the proposed development was not owned by the party stated on the application.

Ms. Letitia White, 216 Anna Maria Boulevard, Clemson, said she was in favor of making the city more connectable and recommended adding lighting to the bike lanes to add security.

Mr. Tyler called for any further comments from the public; there were none. The public comment session was closed.

Mr. Tyler called for additional comments from the commissioners. When none were heard, Mr. Tyler asked for an explanation of the plat issue mentioned by Ms. Bowen. Mr. Holbrooks said that parcel lines were a private property issue; Mr. Silkworth agreed, and added that he had complete confidence in the surveyor that created the signed, sealed and recorded surveys being used.

A brief discussion followed about call boxes and infrastructure on the bike trails.

Mr. Tyler called for additional comments; there were none.

Mr. Tyler called for a motion; Mr. Rice made a motion to send a positive recommendation to City Council on PUD-000391-2025 Varsity 3; Mr. Kernaghan seconded the motion. Mr. Tyler called for discussion; Mr. Rice thanked the developer for working with the Commission and staff throughout the review process. No other discussion was heard.

Mr. Tyler called for a roll call vote. The results were:

Mr. Cumbie – yes
 Ms. Hyatt – yes
 Mr. Rice – yes
 Mr. Yoder – yes
 Mr. Kernaghan – yes
 Mr. Crolley – yes
 Mr. Tyler – yes

The motion was unanimously approved by a 7 – 0 vote.

b. 2025-R-01 Proposed Text Amendment (Arterial Frontage Fences) (1:12:05)

Mr. Peabody provided an overview of proposed text amendment, noting that when a house has frontage on two roads, with one being an arterial road, the change would give the Zoning Administrator the authority to allow a taller fence. (See attachment #4)

Mr. Tyler called for discussion; there was none.

Mr. Tyler called for a motion. Mr. Cumbie made a motion to recommend 2025-R-01 Proposed Text Amendment (Arterial Frontage Fences) as written; Ms. Hyatt seconded the motion. Mr. Tyler called for any other discussion; there was none.

Mr. Tyler called for a vote by a show of hands; there was no opposition. The motion was unanimously approved by a 7 – 0 vote.

c. 2025-R-02 Proposed Text Amendment (Bufferyard Standards)

Mr. Peabody provided an overview of the proposed text amendment, noting that it would make a number of changes that would improve buffer requirements and better screen new and existing development. Among the items mentioned was allowing staff or the BAR to permit the relocation or expansion of a buffer so as address specific site conditions and make it more effective. (See attachment #5)

Mr. Tyler called for comments; there were none. Mr. Tyler called for a motion.

Ms. Hyatt made a motion to send a positive recommendation to City Council on 2025-R-02 Proposed Text Amendment (Bufferyard Standards) as written; Mr. Rice seconded the motion. Mr. Tyler called for discussion; there was none. Mr. Tyler called for a vote by a show of hands; there was no opposition. The motion was unanimously approved by a 7 – 0 vote.

6. **Advisory Items** (1:16:23) - None

7. **Discussion Items** (1:16:24) - None

8. **Staff Reports** (1:16:29)

Mr. Woods acknowledged Ms. Hyatt for recommending everyone read the ClemsonNEXT white paper, and encouraged commissioners to compare the plan to the current comprehensive plan. He added that 85 percent of Clemson remains single-family residences. He also stated that commissioners would soon see draft copies of the new comprehensive plan coming in for them to start looking through, following which staff will bring the consultant back in for another meeting.

Mr. Woods then gave an update on the Mercy Housing affordable housing project, noting that the project was in preparation for the funding stage.

9. Other Items (1:27:49)

- a. Planning Commission Representation at Council Meeting – None

10. Adjourn (0:36:04)

Mr. Tyler called for a motion to adjourn. Mr. Rice made a motion to adjourn; Mr. Kernaghan seconded the motion. Mr. Tyler called for a vote by a show of hands; there was no opposition. The motion was unanimously approved by a 7 – 0 vote.

The meeting was adjourned at 7:22 p.m.

Respectfully submitted,

Kelly Roach, Recording Secretary

These minutes are in draft format and subject to change until approval by the City of Clemson Planning Commission.

Attachment #1

Nathan Woods' Timeline Presentation Notes

398 College Timeline

Property Assemblage:

- 398 College Ave purchased in August of 2017
- 102 Riggs Dr. purchased in January 2019
- 392 College Ave purchased in February 2020
- 400 College Ave purchased in March 2021
- 400-1 College Ave purchased in July 2021
- 394 College Ave purchased in August 2023

Zoning

- August 2014 Zoning from CP-1 to CM
- Ordinance lowering height in CM Zoning District from 5 stories to 3 passed in December 2021.

Development Meetings

1. 02.07.2025 - LV Collective sent an email to the Planning Director and Zoning Administrator notifying them of their intent to develop the property and requested an in person meeting
 2. 02.13.2025 - In person meeting with Developer and City Development team held in Council Chambers
 3. 03.11.2025 - Planning Director received email from Developer informing them that they would be submitting a formal application
 4. 03.12.2025 - City Planner emailed Developer application template and discussed planning commission dates.
 5. 04.10.2025 - Google meet with Developer and City development team
 6. 04.10.2025 - City Engineer emailed copy of Clemson's downtown corridor plan to the Developer
 7. 04.13.2025 - Developer emailed City Development team with proposed planning commission dates of PD application
 8. 04.15.2025 - City Planner confirmed planning commission dates in an email response
 9. 04.21.2025 - Formal PD Application submitted by developer
 10. 04.22.2025 - Developer emailed Planning Director regarding building massing
 11. 05.02.2025 - Application and materials published on City website
 12. 05.12.2025 - Googlemeet with Development Team to discuss presentation/ conceptual meeting
-

Attachment #2

398 College Ave PD Concept Presentation Slides



Planning Commission Workshop #1
May 12, 2025

398 College Ave.
Clemson, SC

398 College Ave. Clemson, SC



Contents

1. About LV
2. Our Approach
3. Portfolio
4. Project Overview
5. Conceptual Design

Project Contacts

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01

About LV

Our Mission

To create experience-based environments that encourage personal growth, and foster the formation of relationships and memories that will last a lifetime.



Overview

\$6B
(Developed & Planned)

6,000+
Total Units

16,000+
Student & Multi-Building Units

#1
Student Housing Development Of The Year
(Awarded by National Student Housing Association)





02

Our Approach

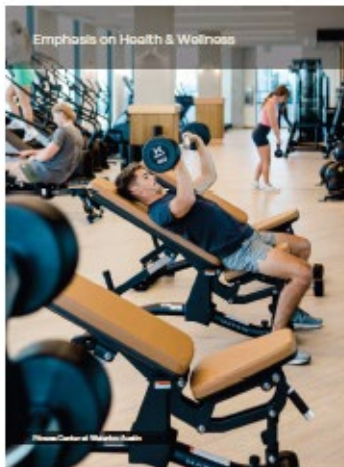


Cafe Design Examples

Partnered with award-winning barista and Austin café owner. Successfully launched in Atlanta, Gainesville, Phoenix, and Austin.

Developed concept for public café integrated with lobby to cater to residents and public.

Partnerships with local bakeries in each location.



Coworking & Study Spaces



Public Room Design - Samples



Student Housing Solutions/Innovative Assets
East Interior Group (Housing)
East Interior Group (Housing)

Easton Home Management/General Design Services
Horse, Wilbur (Housing)
Leland, David (General Design) (Housing)
Leland, David (Color) (Housing)

American Society of Interior Designers (ASID) www.asid.org
 Commercial Design Store (Walsbury)
 Commercial Design Store, Inside Design Communities
 (Walsbury)
 Commercial Modelworld, New York (Walsbury)
 Commercial Custom Design Services, New York (Walsbury)

www.mindgarden.com



B&W North Central (Florida) Seminar on Schooling Research
 Journal's Content (Seminar)
 Data Values Marketing (Seminar)
 Gold Coast (Florida) International and Identity Campaign
 (Seminar)
 Gold Coast Marketing: Diversity, Single Girl (Seminar)
 Web Marketing: Researcher's Internet Schooling Research
 Data Values Marketing

Judge David Auer
Bruce Brundley (Moderator)
Dave Paul (State Historian)

AJF North-Central Florida American Schooling Awards
Editor Deborah Kinsinger, Website, Comments, Newsletter



Abstract: Teacher Education, Integrative Journals, and Year-Class Development, 2022 (Abstract)
Year-Class Development, 2022 (Abstract)

Abstract: Influences in Multi-Family Organizations, 2022 (Abstract)

Abstract: Teacher Education, Top-Downness, No. 2, 2022 (Abstract)

Content:
 Multi-Family Development of the Year for Physics (Abstract)

MSU is based in Lewistown, Pa., and has a 100-acre campus. The school is a member of the National Association of State Universities and Land-Grant Colleges.



Portfolio



Delivery Date: August 2025
120 Units - 120 Units
Columbus, Ohio



300 Units - (XIII) Units
College Park, Maryland



Delivery Date: August 2012
 2012 July, 2013 March
 College Station, Texas



Delivery Date: August 30, 2025
2025 Sale - 27th Sale
Tampa, Arizona



Delivery Date: August 2021
 2021 Sept. - 2021 Oct.
 West Coast, others



Delivery Date: August 2012
2012 Date: 2012
Monthly: Yes



Project Overview

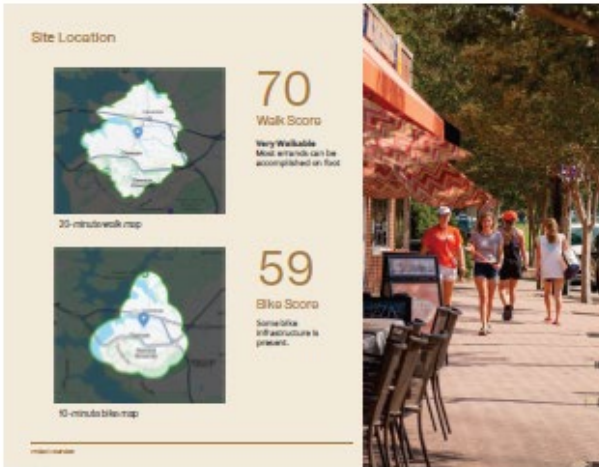
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A horizontal timeline from 2012 to 2020. The timeline is a horizontal line with vertical tick marks for each year. Above the line, the following milestones are marked with vertical lines and text:

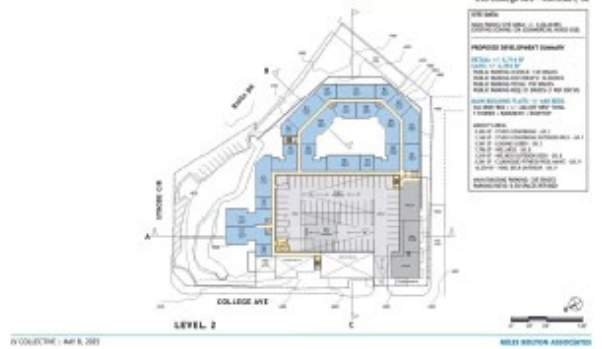
- Development of Feasibility (2012 - 2012)
- Project Package (2013 - 2013)
- Plan Commission Workshop #1 (2013/01/23)
- SLAC Workshop (2013/02/22)
- Plan Commission Recommendation (2013/03/21)
- City Council 2nd Read (2013/05/20)
- SLAC Approval (2013/06)
- Completion (2013/2020)

 Below the line, the following milestones are marked with vertical lines and text:

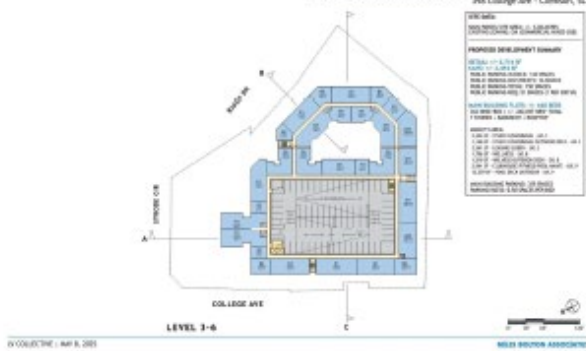
- Predevelopment Meeting (2012/03/26)
- Participation Meeting (2013/03/26)
- Plan Commission Workshop #2 (2013/04/23)
- Plan Commission Workshop #3 (2013/05/23)
- City Council 1st Read (2013/05/20)
- City Council Final Read (2013/05/20)
- Groundbreaking (2013/2020)



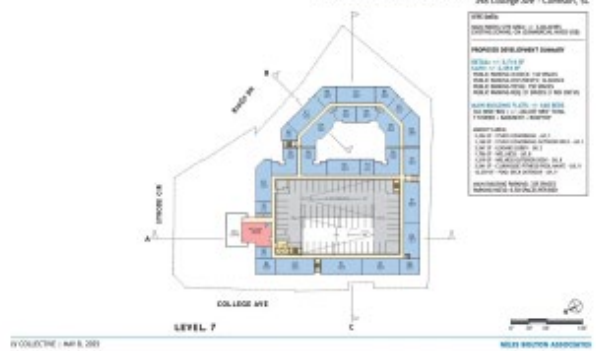
Conceptual Building Plans - Main Building Flats
288 College Ave - Cheshire, CT



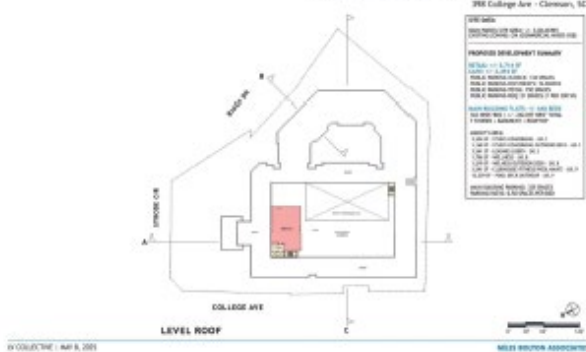
Conceptual Building Plans - Main Building Flats



Conceptual Building Plans - Main Building Flats



Conceptual Building Plans - Main Building Flats



Conceptual Building Section - Extended Site Section



Conceptual Building Section
300 College Ave - Clemson, SC



SECTION B



IV COLLECTIVE | MAY 8, 2021

WILL BROOKS ASSOCIATES

Conceptual Building Section
300 College Ave - Clemson, SC



SECTION C



IV COLLECTIVE | MAY 8, 2021

WILL BROOKS ASSOCIATES

Massing Model Views
300 College Ave - Clemson, SC



COLLEGE AVENUE - LOOKING EAST

IV COLLECTIVE | MAY 8, 2021

WILL BROOKS ASSOCIATES

Community Benefits

150 Public Parking Spaces

- 100 spaces in current garage
- College Ave street parking being replaced with new widened sidewalks

6,200 SF Retail

- 2,400 SF open day-one as award winning Daydreamer Café
- 3,800 SF for 3rd party retail



Stream preservation

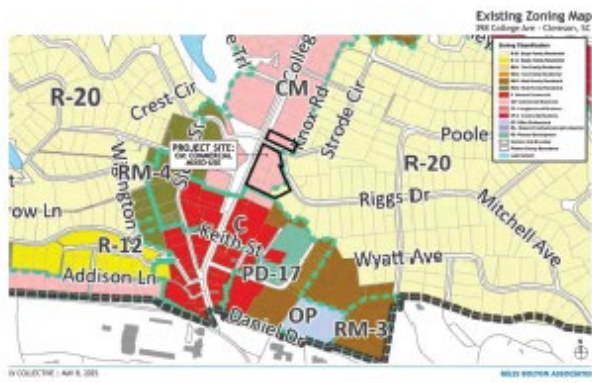
Thank you!



We look forward to
working with you.

800 Congress Avenue
Suite 200
Clemson, SC 29634
ivcollective.com

Appendix



Attachment #3

ClemsonNEXT White Paper Pages 16-17

November 2020

Land Use and Development

Clemson has experienced significant and substantial change to the character and functionality of the city in a short period of time, and this—quite understandably—has been jarring to many residents as it feels like a threat, both real and existential, to low-density small town character. As it pertains to development, many communities will be tempted to “shut it down”. This is not a realistic solution.

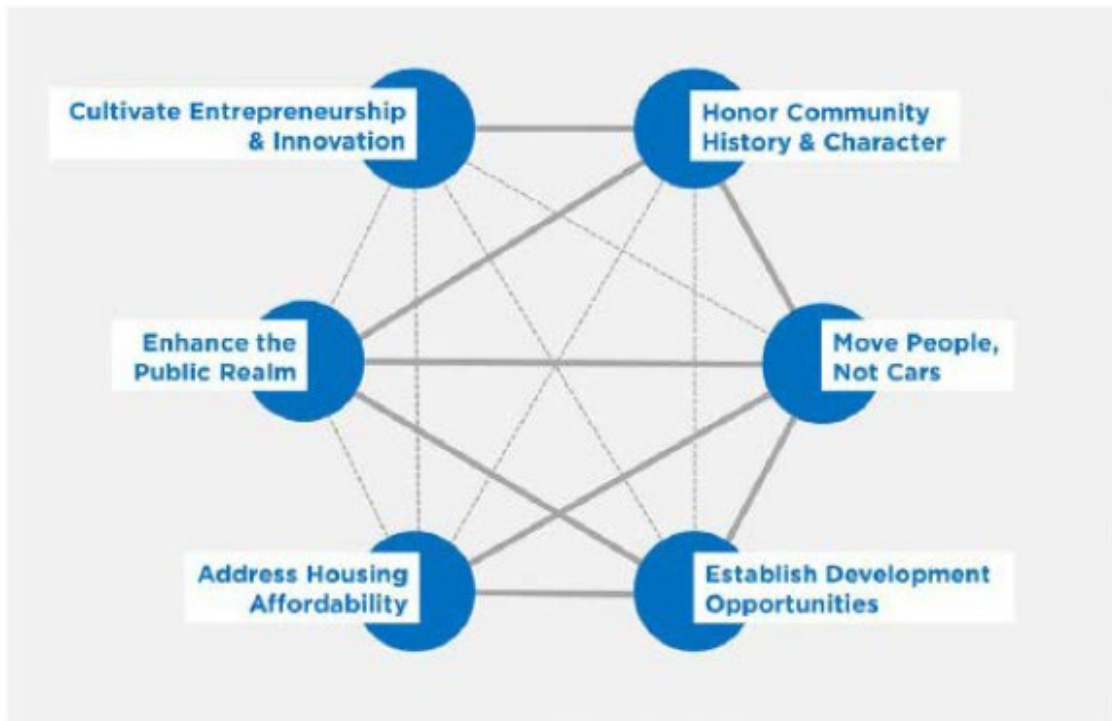
Traffic and student housing are not the primary problems; rather they are the symptoms of an inadequate transit system and lack of density close to where most people are trying to be. The simple fact is that any community facing growth pressures without transit and density in the right places is in a challenged position.

1. **Shutting development down won't work.** If restricting more multifamily development were a practical legal option, all it would accomplish would be pushing more development outside Clemson's borders. The problem with this is that most people will still need to get to the university each day, as well as work in Clemson's service sector. It will guarantee maximum traffic by putting people farther from where they are trying to be, exacerbating a fundamental congestion problem.
2. **Engineering for more cars won't work.** Available rights-of-way are limited in most corridors in the city, so expanding traffic capacity is not an option. Further, such efforts typically induce more traffic over time, thus providing a short term fix that becomes a long-term problem. High level studies of a bypass reveal an expensive and unfunded project that is as wasteful (better transit and bike facilities could be provided for a fraction of the estimated \$500 million price tag) as it is unrealistic.
3. **Encouraging all new student housing outside city limits is not practical.** The reason of this is part market, and part for the traffic reason just mentioned: placing more people farther from where they are trying to be increases traffic. From a market perspective, a great deal of midscale student housing is already occurring outside city limits and will continue to do so. But upscale student housing, in college towns across the country, occurs only in campus-adjacent places. So student housing development outside the city will not discourage continued land speculation near campus.
4. **...but development outside Clemson must be addressed regionally.** Clemson must contend with the reality that growth is occurring and will continue to occur beyond its boundaries. There are currently 1,430 student beds in the pipeline in the communities surrounding Clemson,^{xxiv} as well as nearly 300 non-student residential units currently under construction within 20 miles of Clemson.^{xxv} This will continue to aggravate the traffic challenges in Clemson itself. New partnerships must be struck with surrounding communities and the University to tackle the shared challenge of transportation.
5. **High quality development within Clemson's borders is what the city can control.** In light of these realities, the best overall strategy for Clemson is to define areas within and adjacent to its borders to accommodate quality growth, leverage the revenue from that development to advance community goals of place and inclusion, harness the added rooftops to support local business, and locate it next to transit and bike facilities to minimize the increase to traffic that regional growth will bring.
6. **Be proactive. Partner. Assemble.** Perhaps the biggest challenge to doing quality development is site assembly. Partnering with quality developers to achieve a bigger

vision, rather than reacting to a development submitted for approval, can put the city in a place to be more intentional about preservation, public space, civic uses, and compatibility with adjacent areas.

Strategic Recommendations: An Overview

As outlined above, the challenges facing Clemson are complex and dynamic. There is simply no silver bullet solution that can address these challenges in a meaningful, sustainable fashion. Rather, the Clemson community will be better served by a holistic approach, with interrelated strategies that respond to the unique forces impacting development and traffic in Clemson. The diagram below reflects such a holistic approach, with six strategic action areas that mutually reinforce one another.



Attachment #4

2025-R-01 Proposed Text Amendment (Arterial Frontage Fences)

Planning Commission Meeting May 12, 2025

Proposed changes shown in RED font

City Code requires all corner lots to meet front setback standards for both abutting street frontages, which, in the vast majority of situations works to maintain an appealing consistency with neighboring houses. In those relatively few situations when a corner lot is situated at an intersection of a neighborhood street and an arterial road, however, the limitations in front setback rules on fence heights have been shown to be problematic. Under current rules, fences in the front setback may be no more than 4 feet in height, thereby providing no real relief from the road noise, lights, and other impacts associated with an arterial road. In an effort to address the issue, staff recommends amending the conditional use standards for residential districts to, provided it is deemed appropriate by the Zoning Administrator, permit corner lots situated at the intersection of non-arterial and arterial roads to be subject to side or rear setback standards on the arterial side. By doing this, a fence up to 8 feet in height can be installed along the frontage of the arterial road. Also, the draft amendment specifies that road classifications are to be based on City standards and approved by the City Engineer; and it provides for a streamlined process to address unusual site conditions by providing the Zoning Administrator the authority to establish appropriate setbacks on a case-by-case basis.

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

DIVISION 2. CONDITIONAL USE AND SPECIAL EXCEPTION STANDARDS FOR RESIDENTIAL DISTRICTS

Sec. 19-305. Purpose of conditional use and special exception standards.

C. RESIDENTIAL ACCESSORY STRUCTURES & USES ²: See Section 19-305, Endnote 2

11. Fences and Walls

a. Conditional Use Standards *[All Residential Districts]*

1. May abut the side and/or rear property line.
2. May be located in all required setbacks provided they shall be no closer than 18 inches to a street right-of-way line provided:
 - a. Shall not exceed eight feet in height; and
 - b. Shall not violate district visibility requirements.
3. A fence or freestanding wall may be permitted in the required front yard setback provided it does not exceed a maximum height of 4 feet and is visually transparent and not opaque. Examples of such approved fence types are picket or wrought iron fences. Solid walls of brick, stone, or parged masonry may also be permitted in the front setback provided the wall is no taller than 32 inches; such fencing may include pillars up to 4 feet tall, and may also have pickets or other approved transparent fencing up to 16 inches in height installed along the top of the solid wall.
4. For the purposes of this Section, corner lots with two street frontages on roads designated as non-arterial shall be considered to have a front yard setback on each street. In the event a corner lot has frontage on an arterial road, that setback shall, provided such standards are deemed safe and/or appropriate by the Zoning Administrator, conform to the standards for a side or rear property line. Road classifications shall be based on City standards and published on a roadway classification map approved by the City Engineer. Notwithstanding this or any other standard set forth by this section, the Zoning Administrator shall reserve the right to amend or otherwise determine appropriate setbacks and other dimensional standards deemed necessary to accommodate specific site conditions.

Attachment # 5

2025-R-02 Proposed Text Amendment (Bufferyard Standards)

Planning Commission Meeting May 12, 2025

Proposed changes in RED font

This proposed text amendment stems from a staff review of the zoning standards governing the installation and design of required buffers. Because these rules have not been reviewed and significantly updated in a decade, the review was not only timely, but it also revealed how mature buffers installed under the provisions grow, survive, and maintain effectiveness over time under wide a range of site conditions.

Additionally, it is worth noting that, as national development trends continue to evolve and our region's population rapidly expands, it is reasonable to anticipate more non-traditional types of development locating near traditional single-family residential neighborhoods, thereby making the long-term viability and effectiveness of bufferyards a critical issue.

Therefore, staff recommends a series of amendments to the bufferyard requirements, including: 1) the establishment of a formal definition of 'tract development'; 2) providing staff and/or the Board of Architectural Review, as appropriate, the ability to permit the relocation of a buffer to increase its effectiveness, and/or to adjust specifications and make modifications based on existing site conditions; 3) clarifying and/or expanding on uses and buffer-types deemed appropriate for each use; 4) modifying the table of materials required in bufferyards; 5) increasing buffer widths when appropriate; and, 6) creating a new buffer type to install between commercial and residential properties.

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

Sec. 19-107. Definitions.

Townhouse dwelling unit means a single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with yard or public way on not less than two sides. (CC-2019-08, 7-1-2019)

Tract Development means two or more primary-use residential buildings on one lot.

Travel trailer means a vehicular portable structure designed as a temporary dwelling for travel, recreational, and vacation uses, of a length not exceeding 29 feet.

2025-R-02 Proposed Text Amendment (Bufferyard Standards)

Planning Commission Meeting May 12, 2025

Proposed changes in RED font

Sec. 19-904. Location of landscape bufferyards.

- A. Unless otherwise specified, required bufferyards and screenings shall be located on the outer perimeter of the lot or parcel boundary line, however, in the case of recorded access/egress easements between two properties, the landscape buffer shall be installed along the recorded easement line. **Notwithstanding this standard, in the event it is deemed that a buffer would be more effective in another location, the Zoning Administrator or Board of Architectural Review (BAR), as appropriate, may, either in whole or in part, require the buffer to be relocated to said location.**
- B. Bufferyards and screenings shall not be located on any portion of an existing public or private street right-of-way.
- C. Unless otherwise directed, the depth of required bufferyards shall be as specified in Table 19-907.

Sec. 19-905. Bufferyard, screening, and landscaping specifications.

M. Berm Specifications:

- 1. Any earthen berm intended to meet the requirements of this Section must be a minimum of 4 feet in height with a maximum slope 3:1. Berms in excess of 6 feet in height shall have a maximum slope of 4:1 as measured from the exterior property line.

N. Buffer Modifications:

- 1. The City Horticulturist or BAR, as appropriate, may, provided it will result in a more diverse and healthy planting scheme, reduce the number of plants required by these standards for a buffer based on species and spacing;
- 2. The Zoning Administrator or BAR, as appropriate, may permit the relocation of a fence or berm within the buffer from the location specified by these standards.
- 3. The Zoning Administrator may permit an alternative to the wall or fence material(s) specified by these standards, provided the alternative is of equal or greater quality, appearance, durability, and ease of maintenance, and offers the same or better effectiveness in noise abatement and/or screening as the prescribed material.

Sec. 19-907. Bufferyard and screening requirements.

AR District standards regarding bufferyards and setbacks take precedent over Tables 19-907 and 19-908. The size and type of vegetation required under this division shall be determined from tables 19-907 and 19-908:

Table 19-907. Bufferyard and Screening Requirements		
[Between non-residential and/or mixed-use structures within commercial districts, bufferyard requirements shall not apply.]		
Use	Existing Use	Buffer Type
Multi-family Duplex and Patio/Zero Lot Line developments with shared parking or Tract Developments.	Single-family/Two Household (Zoned R-20, R-12)	15' 20' C
	Single-family/Two Household (Zoned R -7, RM-1, or RM-2)	10' C

2025-R-02 Proposed Text Amendment (Bufferyard Standards)

Planning Commission Meeting May 12, 2025

Proposed changes in RED font

	Single –family/Two Household (All other districts)	10' A
	Multi-family	10' B
	Townhouse	10' B
	Mixed-use	10' B
	Office/Commercial	10' A
	Industrial	25' A
	Institutional	10' A
	Vacant Land	10' A
	Abuts Arterial Road	20' D
Townhouses	Single-family/Two Household (Zoned R-20, R-12)	15' 30' C
	Single-family/Two Household (Zoned R -7, RM-1, or RM-2)	15' C
	Single –family/Two Household (All other districts)	10' B
	Multi-family	10' B
	Townhouse	10' B
	Mixed-use	10' B
	Office/Commercial	10' A
	Industrial	25' A
	Institutional	10' A
	Vacant Land	10' A
Multi-family Development	Abuts Arterial Road	20' D
	Single-family/Two Household (Zoned R-20, R-12)	30' C - If proposed building greater than 3 stories buffer will be increased to 40'
	Single-family/Two Household (Zoned R-7, RM-1 or RM-2)	20' B
	Single –family/Two Household (All other districts)	10' A
	Multi-family	10' B
	Townhouse	10' B
	Mixed-use	10' B
	Office/Commercial	10' A
	Industrial	25' A
	Institutional	10' A
	Vacant Land	10' A
	Abuts Arterial Road	20' D

2025-R-02 Proposed Text Amendment (Bufferyard Standards)

Planning Commission Meeting May 12, 2025

Proposed changes in RED font

Mixed-Use	Single-family/Two Household (Zoned R-20, R-12)	• 25' 30' C - within R20, R-12, RM-1 & RM-2 Districts ; • 15' C - within RM3, RM-3.5, & RM-4 Districts; • 5' A - along Vehicle Use Areas within all Non-residential Districts-If proposed building is greater than 3 stories buffer will be increased to 40'
	Single-family/Two Household (Zoned R-7 RM-1 or RM-2)	30' C
	Single -family/Two Household (All other districts)	10' A
	Multi-family	10' A
	Townhouse	10' A
	Mixed-use	10' A
	Office /Commercial	5' A
	Industrial	25' B
	Institutional	25' B
	Vacant Land	10' A
Office/Commercial	Single-family/Two Household	• 25' C - within R20, R-12, R-7 RM-1 & RM2 Districts; • 15' C - within RM3, RM-3.5, & RM-4 Districts; • 5' A - along Vehicle Use Areas within all Non-residential Districts
	Multi-family	10' A
	Townhouse	10' A
	Mixed-use	10' A
	Office /Commercial	5' A
	Industrial	25' B
	Institutional	25' B
	Vacant Land	10' A
Industrial, Manufacturing, Wholesale Trade, Warehousing and Storage	Active Railroad Right-of-Way	NA
	Single-Family/Two Household	50' E
	Multi-family	25' C
	Townhouse	25' C
	Mixed-use	25' C
	Office/Commercial	25' B
	Industrial	25' B
	Institutional	25' B
	Vacant Land	10' A
	Active Railroad Right-of-Way	NA
	Road	30' D
	Single-family/Two Household	25' C
	Multi-family	25' C

2025-R-02 Proposed Text Amendment (Bufferyard Standards)

Planning Commission Meeting May 12, 2025

Proposed changes in RED font

Institutional Public and Institutional Uses and Utilities	Townhouse	25' C
	Mixed-use	25' C
	Office/Commercial	25' B
	Industrial	25' B
	Institutional	25' B
	Vacant Land	10' A
*In the event development is deemed to fit into more than one use classification, the more robust buffer will be required.		

(Ord. No. CC-2014-05, § 1, 8-18-14; Ord. No. CC-2015-26, 7-20-15; Ord. No. CC-2016-26, 8-15-16
XXXXXXXXXX)

Sec. 19-908. Materials required in bufferyards.

The required landscape material to be utilized in bufferyards is provided in Table 19-908:

Table 19-908. — Landscape Materials Required within Bufferyards		
Buffer Type	Number of Plants	Plants and Structures Features required per 100 linear feet ±
A	3	Upper story (Canopy) trees
	20	Shrubs or; Continuous solid fence or a wall constructed of brick, masonry or stone 36" min. to 48" max. in height or; Continuous earthen berm 36" min. to 48" max. in height with live ground cover
B	4	Upper story (Canopy) Trees
	30	Shrubs or; Continuous solid fence or a wall constructed of brick, masonry or stone 36" min to 48" max in height or; Continuous earthen berm 36" min to 48" max in height with live ground cover
C	4	Upper story (Canopy) Trees
	1	6 to 8 foot high wall or solid fence or 6ft berm within 12 inches of property line; finished side facing adjacent property; landscape materials will be equally distributed on both sides of the fence or berm. Fences or walls greater than 50 feet in length shall have a column every 50 feet.
	4	Understory Trees
	40	Shrubs
D	40-4	Upper Story (Canopy) Trees
	5	Understory trees
	30-40	Shrubs or; 6 to 8 foot high wall or solid fence within 12 inches of property line; finished side facing adjacent property
		6ft tall berm with landscape materials equally distributed on both sides of berm.
	1	
	10	Upper Story (Canopy) Trees
	5	Understory trees

2025-R-02 Proposed Text Amendment (Bufferyard Standards)

Planning Commission Meeting May 12, 2025

Proposed changes in RED font

E	20-60	Shrubs and; 8 to 8 foot high wall, berm or solid fence within 12 inches of property line; finished side facing adjacent property; landscape materials will be equally distributed on both sides of the fence or berm
	1	8 to 8 foot high masonry wall or 8ft berm; finished side of fence facing adjacent property; landscape materials will be equally distributed on both sides of the fence or berm. Walls greater than 50 feet in length shall have a column every 50 feet.
F	1	Landscape Berm
	12	Upper Story (Canopy) Trees
	4	Understory Trees
G	3	Upper story (Canopy) Trees
	1	8 to 8 foot high masonry wall; landscape materials will be equally distributed on both sides of the fence or berm. Walls greater than 50 feet in length shall have a column every 50 feet.
	2	Understory Trees
	30	Shrubs
1 Subject to visibility standards in ARTICLE VI Section 19-606.		

A. The following shall apply for materials and determination of bufferyards:

1. When a lot has a combination of different land uses, the bufferyard is calculated on the use of the highest impact;
2. Where the functional rear and side of any commercially zoned properties as determined by the Zoning and Codes Administrator are across the street from any residentially zoned property, the required buffer shall be a 10 foot type "A" "G" buffer

DRAFT

An aerial photograph of a town street scene. In the foreground, a brick building with a blue awning for 'Todaro Pizzeria' is visible. A group of people is gathered on the sidewalk in front of it. To the left, a street with yellow double lines and a white arrow pointing left is shown. In the background, a green field and a small tower on a hill are visible under a clear blue sky.

Concept Presentation Workshop Slides (May 12, 2025)

Update to be presented at Informal Public Meeting
(June 17, 2025)

*398 College Ave.
Clemson, SC*



Contents

1. About LV
2. Our Approach
3. Portfolio
4. Project Overview
5. Conceptual Design

Project Contacts

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Austin, TX 78701
lvcollective.com



Our Mission

To create experience-based environments that encourage personal growth, and foster the formation of relationships and memories that will last a lifetime.



Overview

\$6B

Developed & Planned

6,000+

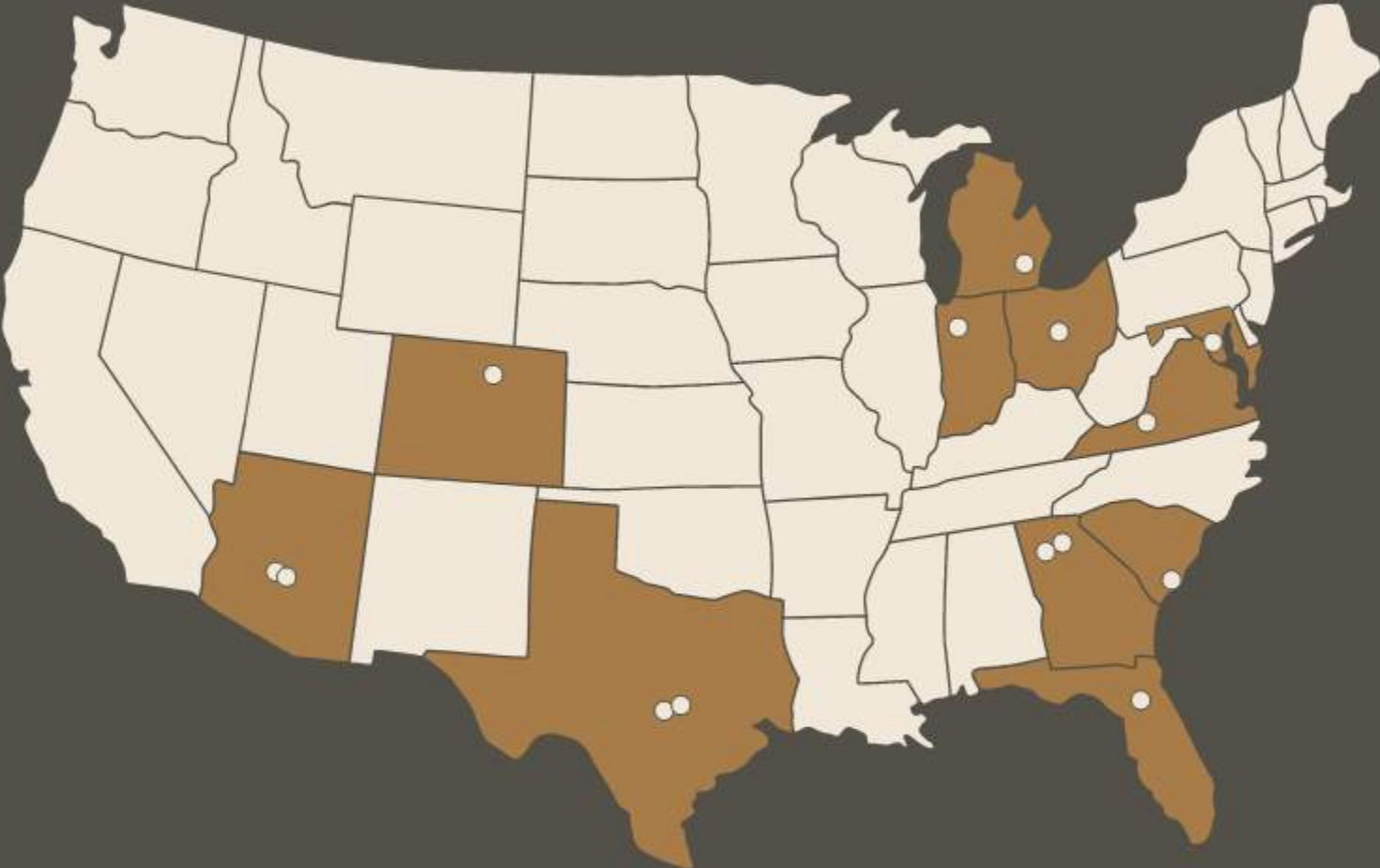
Total Units

16,000+

Student & Multifamily Beds

#1

Student Housing
Development of the Year
Student Housing Business 2020 (Moontower),
2022 (Waterloo), and 2023 (Whistler)





02

Our Approach

Ground Floor Activation



Daydreamer Café at Rambler Austin



Lobby at Whistler Atlanta



Lobby at Waterloo Austin

Cafe Design Examples

Partnered with award-winning barista and Austin café owner

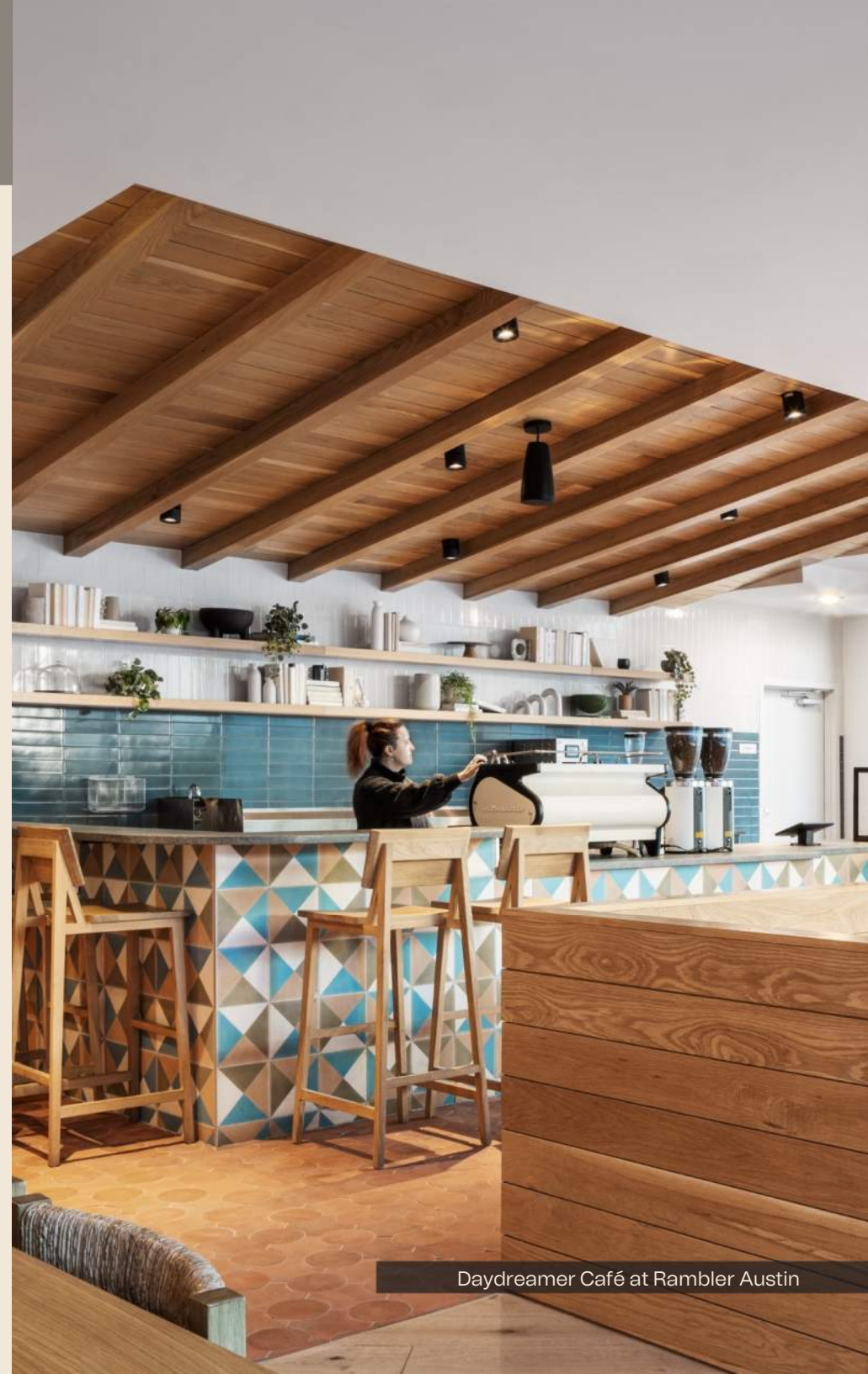
Successfully launched in Atlanta, Gainesville, Phoenix, and Austin.

Developed concept for public café integrated with lobby to cater to residents and public.

Partnerships with local bakeries in each location.



Daydreamer Café at Whistler Atlanta



Daydreamer Café at Rambler Austin

Emphasis on Health & Wellness



Fitness Center at Waterloo Austin



Sauna at Sweetwater Gainesville



Yoga Studio at Rambler Austin

Coworking & Study Spaces



Study Lounge at Whistler Atlanta



Study Booths at Waterloo Austin



Study Floor at Moontower Austin

Public-Realm Design



Public Realm Design - Samples



711 Church St.
Ann Arbor, Michigan



1020 E. Apache
Tempe, Arizona



222 W. Lane
Columbus, Ohio



Waterloo
Austin, Texas



Whistler
Atlanta, Georgia



Rambler ATX
Austin, Texas

Awards & Recognition



Architecture & Design

AIA Atlanta: Residential & Hospitality Design Awards
Multifamily/Mixed-Use – Over 50 Units, Winner (Whistler)

Student Housing Business: Innovator Awards
Best Interior Design (Waterloo)
Best Interior Design (Moontower)

Austin Home Magazine: Home & Design Awards
Winner, Millwork (Moontower)
Finalist, Use of Accents/Decor (Waterloo)
Finalist, Use of Color (Waterloo)

American Society of Interior Designers: Design Texas Awards
Commercial Best in Show (Waterloo)
Commercial Best in Show, Austin Design Community (Waterloo)
Commercial Multifamily, First Place (Waterloo)
Commercial Custom Designed Element, Second Place (Waterloo)



Marketing & Leasing

Student Housing Business: Innovator Awards
Best Marketing & Lease Up Program (Waterloo)

AAF North Central Florida: American Advertising Awards
Judge's Choice (Sweetwater)
Best Sales & Marketing (Sweetwater)
Gold: Cross Platform, Integrated Brand Identity Campaign (Sweetwater)
Gold: Sales & Marketing, Brochure, Single Unit (Sweetwater)

Web Marketing Association: Internet Advertising Awards
Best Website (Waterloo)

Indigo Design Awards
Bronze, Branding (Waterloo)
Silver, Real Estate (Waterloo)

AAF North Central Florida: American Advertising Awards
Silver: Online/Interactive, Website, Consumers (Sweetwater)



Development

Student Housing Business: Innovator Awards
Best New Development, 2022 (Waterloo)
Best New Development, 2020 (Moontower)

Globe St.: Influencers in Multifamily Organizations, 2023 (LV Collective)

Student Housing Business: Top Developers
No. 9, 2023 (LV Collective)

Costar
Multifamily Development of the Year for Phoenix (Moontower)

NAHB: Best in American Living
Multifamily; Student Housing, Platinum (Whistler)
Best in Region; South Atlantic (Whistler)



Rambler Columbus



Delivery Date: August 2025

379 Units • 885 Beds
Columbus, Ohio

8145 Baltimore Ave



Delivery Date: August 2027

299 Units • 1,003 Beds
College Park, Maryland

313 College Ave



Delivery Date: August 2027

316 Units • 953 Beds
College Station, Texas

1020 E Apache Blvd



Delivery Date: August 2026

289 Units • 829 Beds
Tempe, Arizona

224 E State St



Delivery Date: August 2027

583 Units • 1,307 Beds
West Lafayette, Indiana

801 N Main St



Delivery Date: August 2028

248 Units • 861 Bed
Blacksburg, Virginia



Project Team Introduction



- Owner/Developer: LV Collective
- Architect: Niles Bolton Associates
- Civil Engineering: Kimley Horn



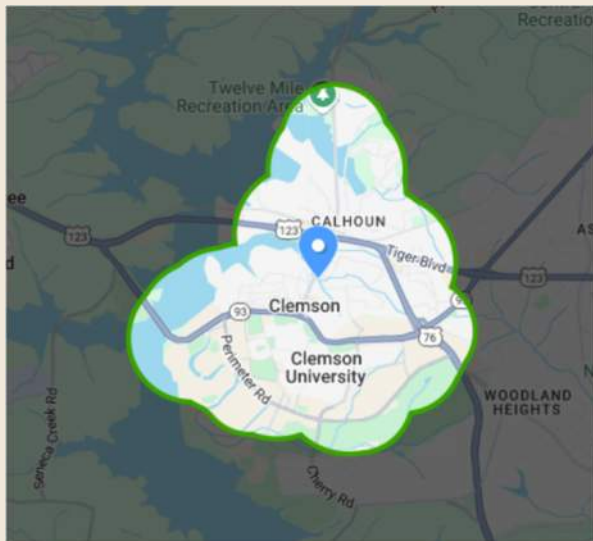
Development Timeline



Site Location



20-minute walk map



10-minute bike map

70

Walk Score

Very Walkable

Most errands can be accomplished on foot

59

Bike Score

Some bike infrastructure is present.



Existing Conditions

Active Retail

400 College Ave	
Untangled Beauty	700 sf
Design Concepts	1,732 sf
Mimi Metcalfe	316 sf
Nicole Grimm	510 sf
Allison Cory	700 sf
Sarah Ashley's Salon	510 sf
Leslie Konhaeuser	700 sf
392 College Ave	1,988 sf
Total Active	7,156

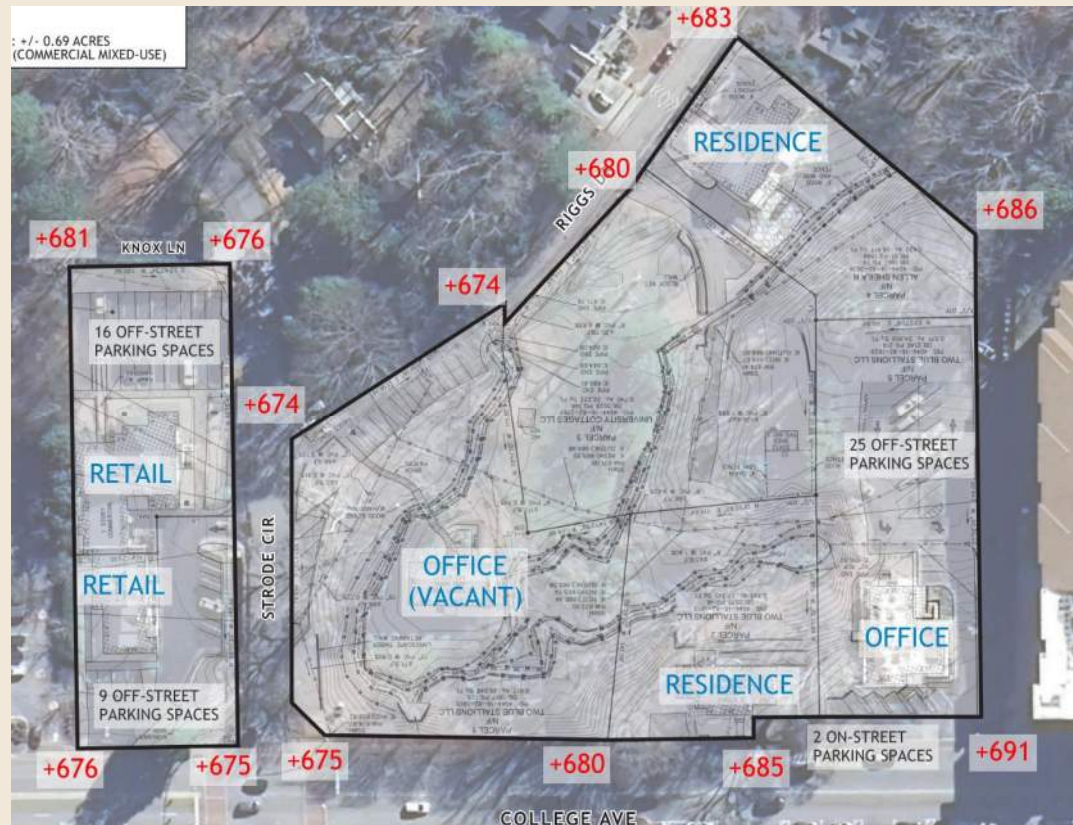
Vacant Retail

400 College Ave #1	700 sf
398 College Ave	2,756 sf
Total Vacant	3,456

Total	10,612
--------------	---------------

Residential

104 Riggs Dr.	2,600 sf
394 College Ave.	2,460 sf
Total	5,060 sf



Project Highlights

3.7

Acres

6,200

Square Feet
Retail

718

Beds

216

Units

379

Resident
Parking Spaces

150

Public
Parking Spaces





Site Plan

398 College Ave - Clemson, SC

SITE DATA:
TOWNHOME SITE AREA: +/- 0.68 ACRES
EXISTING ZONING: CM (COMMERCIAL MIXED-USE)

PROPOSED DEVELOPMENT SUMMARY

TOWNHOMES: 50 BEDS
435 NRSF/BED | +/- 21,750 NRSF TOTAL
3 STORIES

TOWNHOME PARKING: 44 SPACES
PARKING RATIO: 0.88 SPACES PER BED

SITE DATA:
MAIN PARCEL SITE AREA: +/- 3.02 ACRES
EXISTING ZONING: CM (COMMERCIAL MIXED-USE)

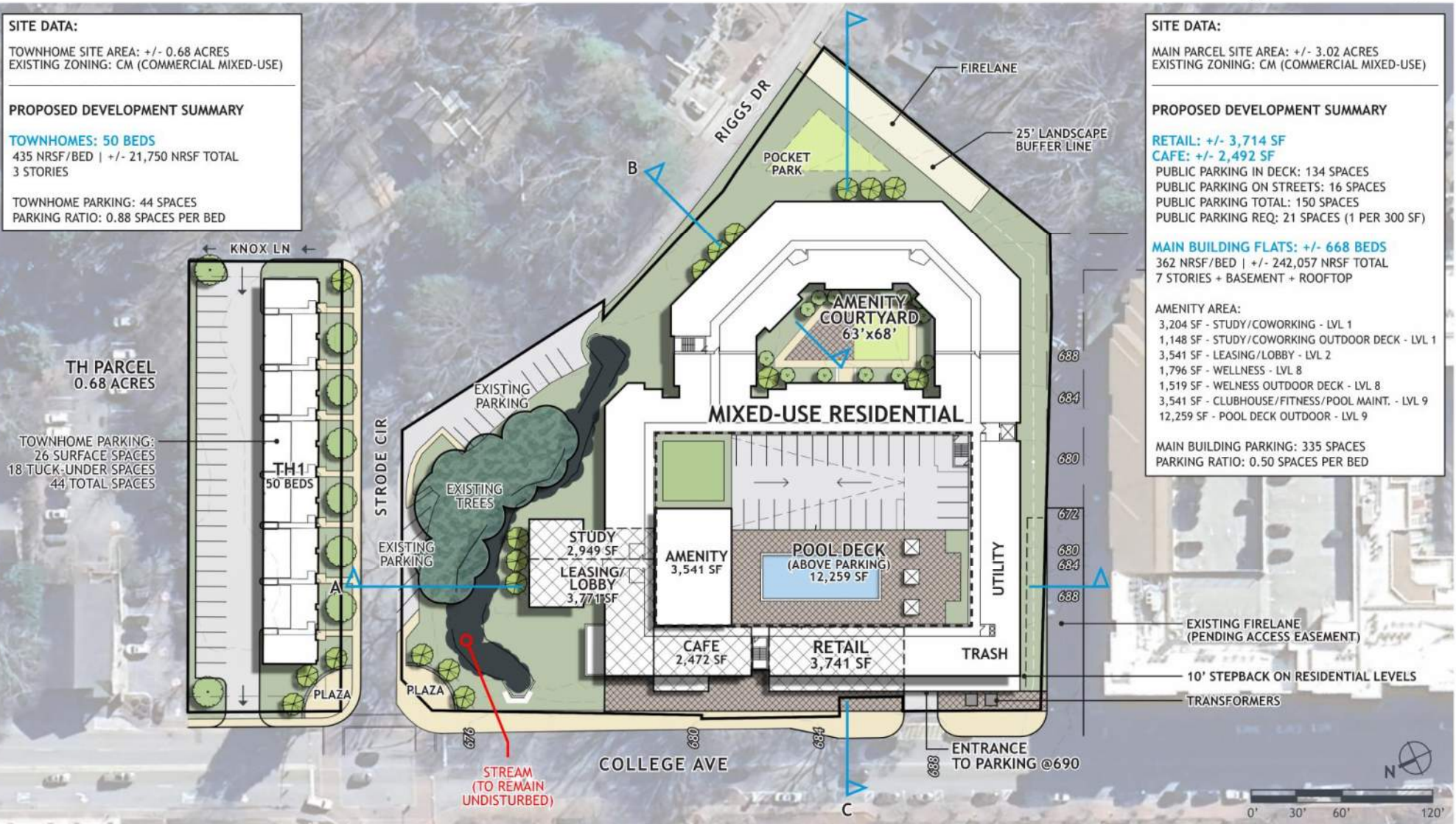
PROPOSED DEVELOPMENT SUMMARY

RETAIL: +/- 3,714 SF
CAFE: +/- 2,492 SF
PUBLIC PARKING IN DECK: 134 SPACES
PUBLIC PARKING ON STREETS: 16 SPACES
PUBLIC PARKING TOTAL: 150 SPACES
PUBLIC PARKING REQ: 21 SPACES (1 PER 300 SF)

MAIN BUILDING FLATS: +/- 668 BEDS
362 NRSF/BED | +/- 242,057 NRSF TOTAL
7 STORIES + BASEMENT + ROOFTOP

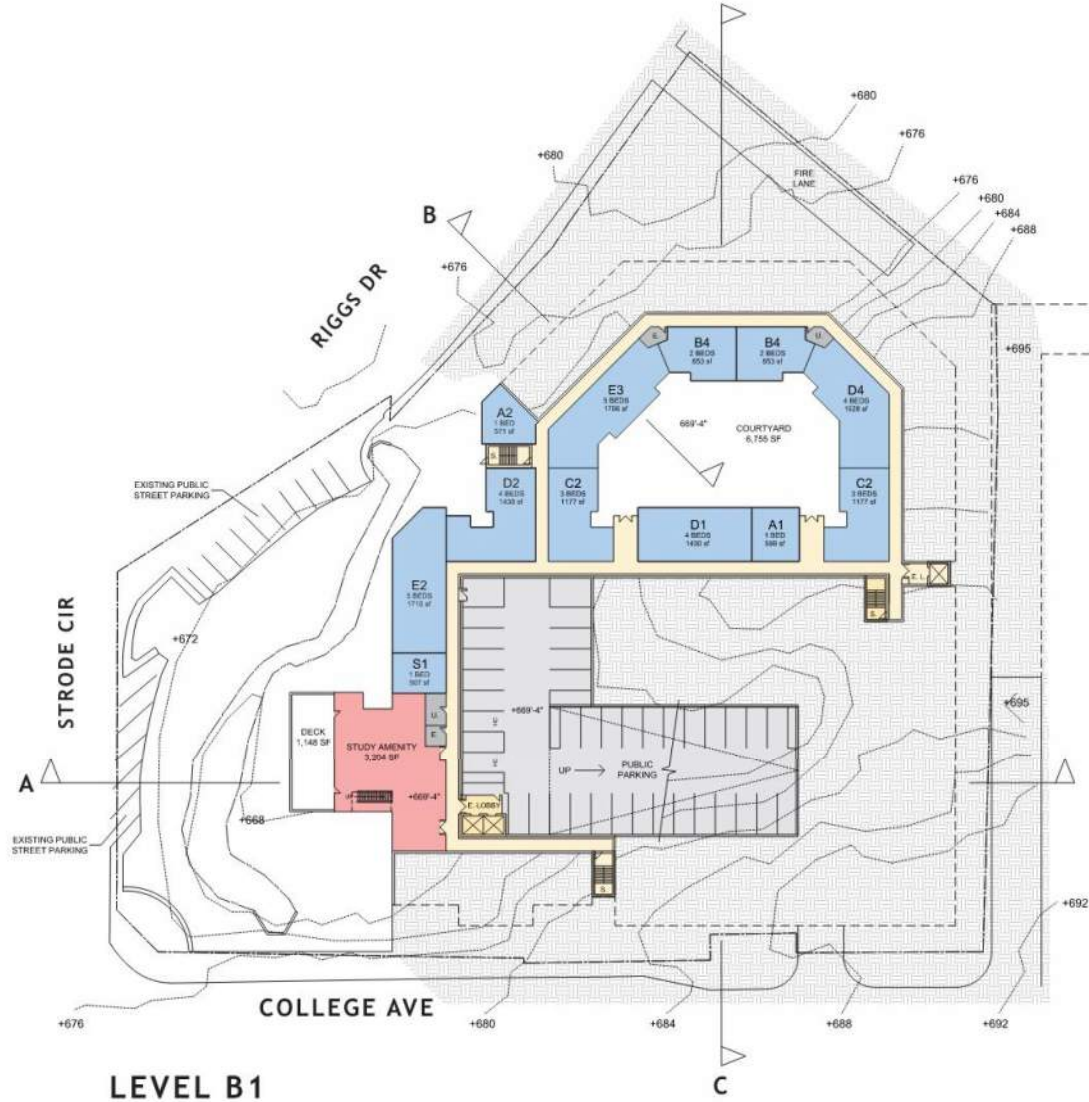
AMENITY AREA:
3,204 SF - STUDY/COWORKING - LVL 1
1,148 SF - STUDY/COWORKING OUTDOOR DECK - LVL 1
3,541 SF - LEASING/LOBBY - LVL 2
1,796 SF - WELLNESS - LVL 8
1,519 SF - WELLNESS OUTDOOR DECK - LVL 8
3,541 SF - CLUBHOUSE/FITNESS/POOL MAINT. - LVL 9
12,259 SF - POOL DECK OUTDOOR - LVL 9

MAIN BUILDING PARKING: 335 SPACES
PARKING RATIO: 0.50 SPACES PER BED



Conceptual Building Plans - Main Building Flats

398 College Ave - Clemson, SC



LEVEL B1

SITE DATA:

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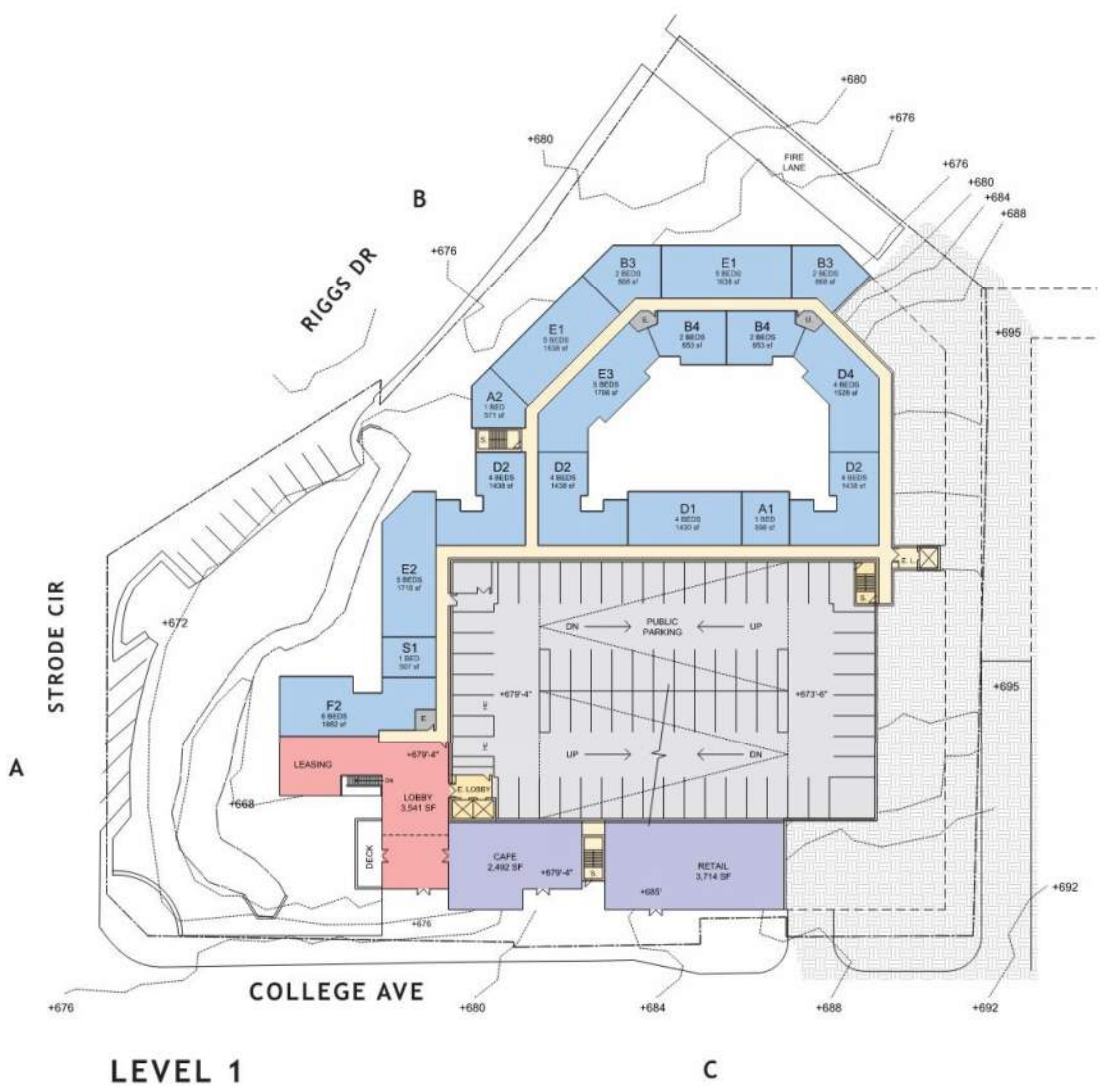
12,259 SF - POOL DECK OUTDOOR - LVL 9

MAIN BUILDING PARKING: 335 SPACES

PARKING RATIO: 0.50 SPACES PER BED

Conceptual Building Plans - Main Building Flats

398 College Ave - Clemson, SC



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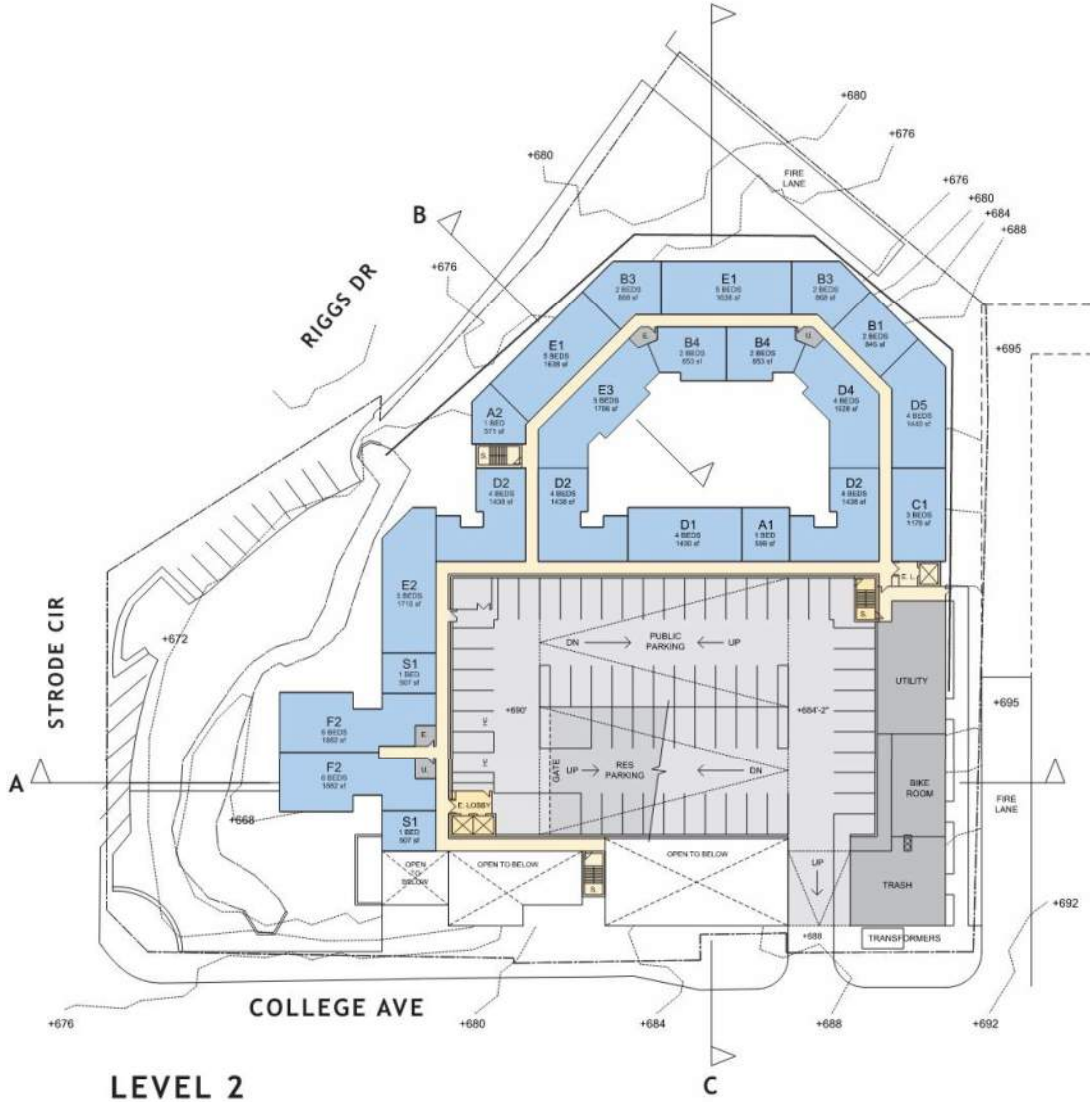
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LEVEL 1

Conceptual Building Plans - Main Building Flats

398 College Ave - Clemson, SC



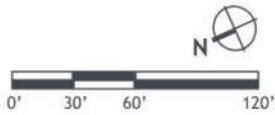
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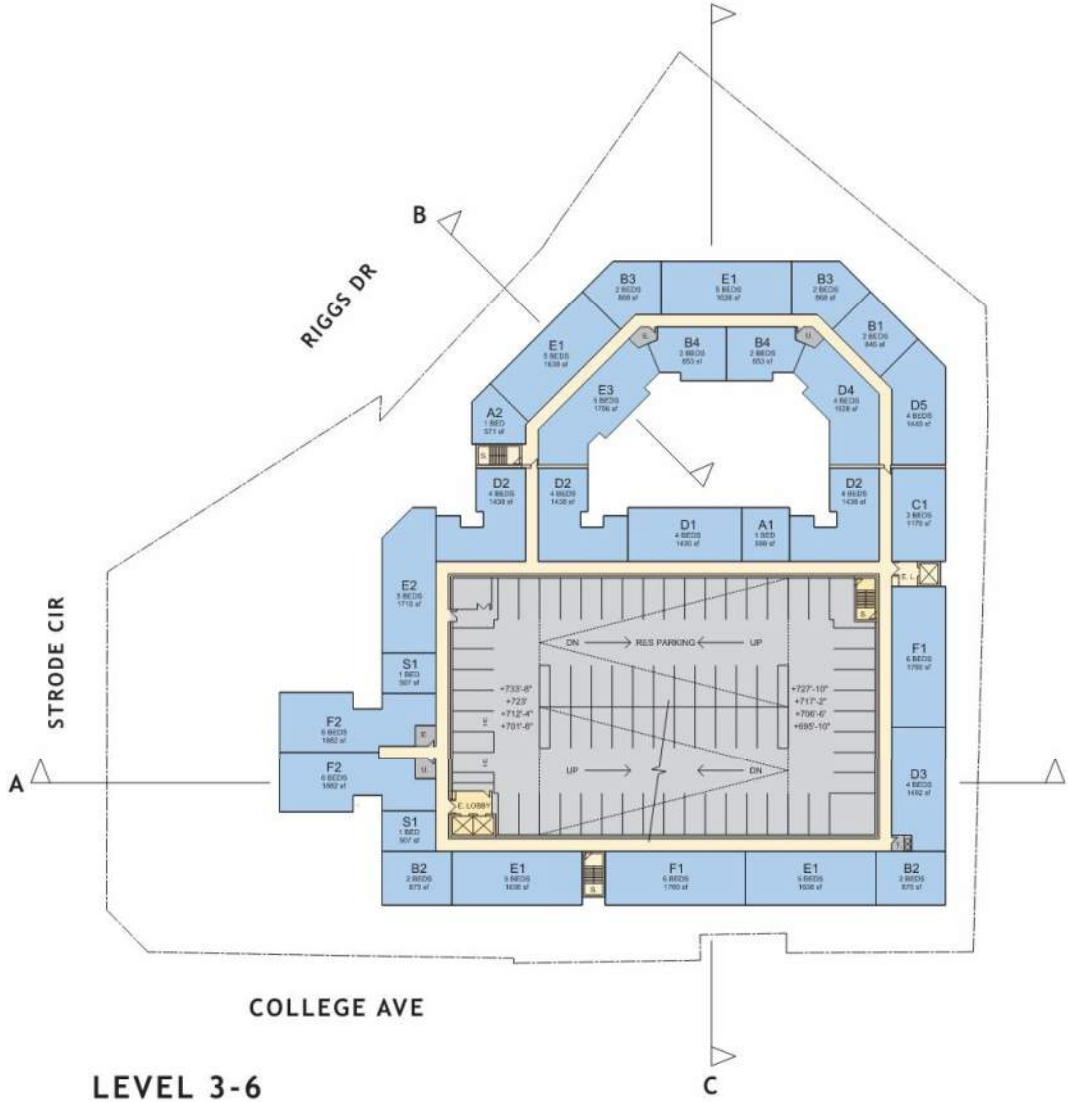
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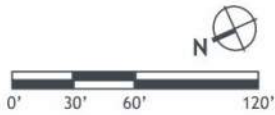


Conceptual Building Plans - Main Building Flats

398 College Ave - Clemson, SC

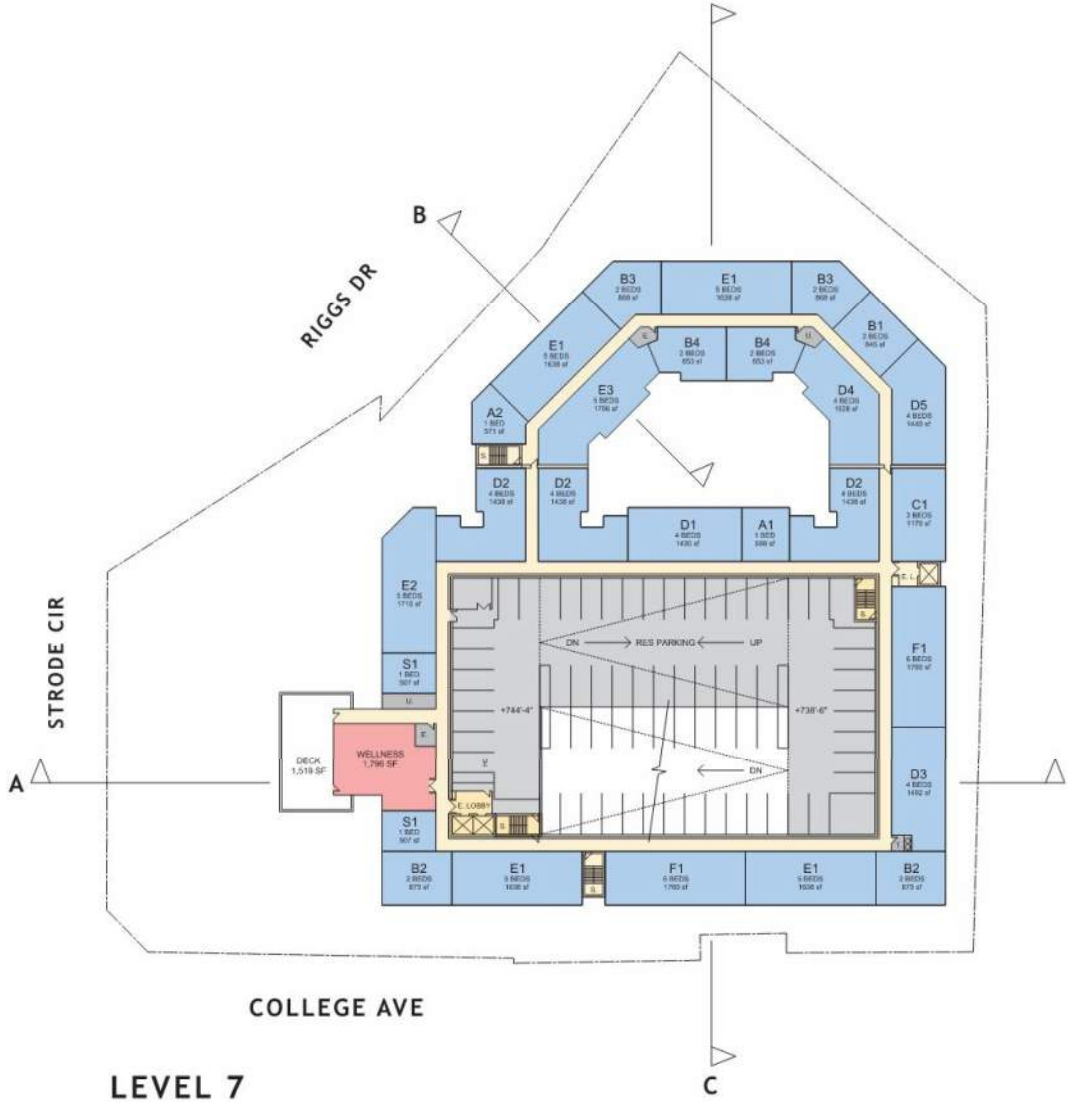


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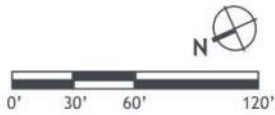


Conceptual Building Plans - Main Building Flats

398 College Ave - Clemson, SC

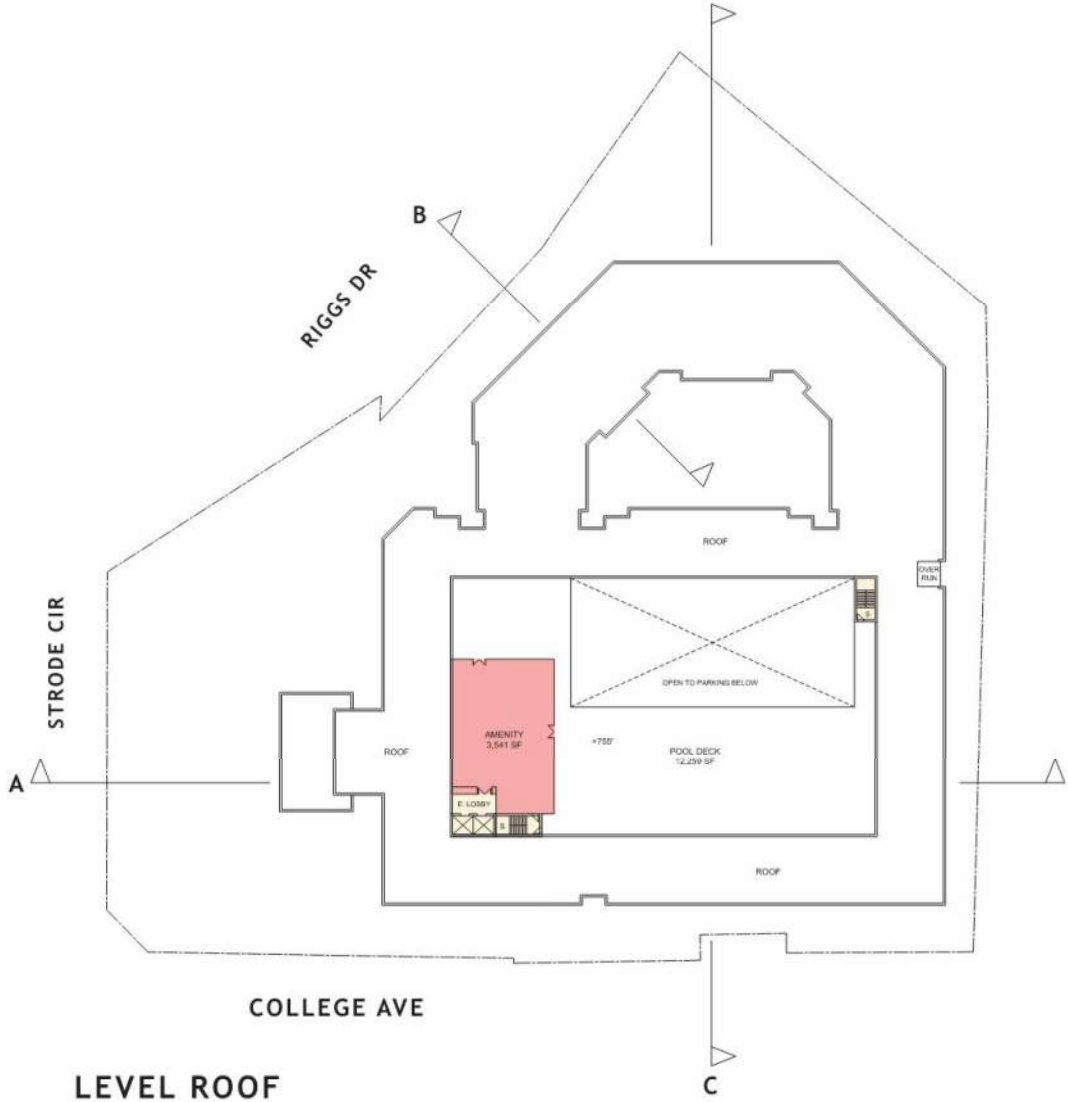


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Conceptual Building Plans - Main Building Flats

398 College Ave - Clemson, SC



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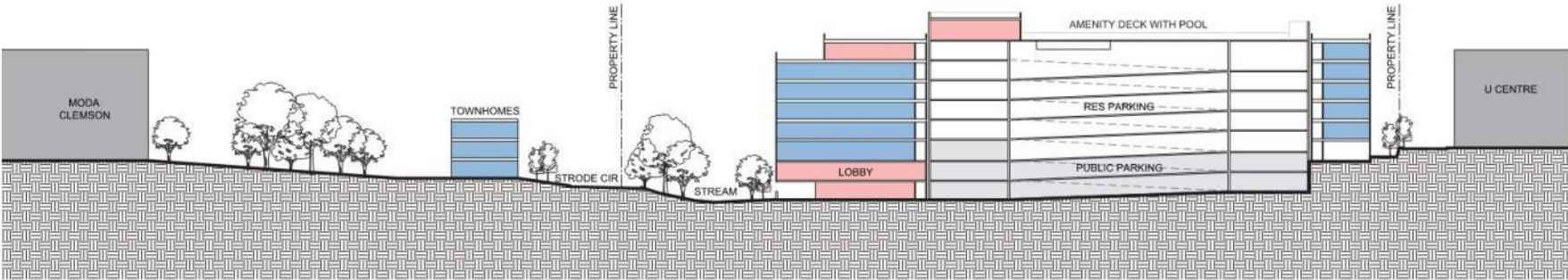
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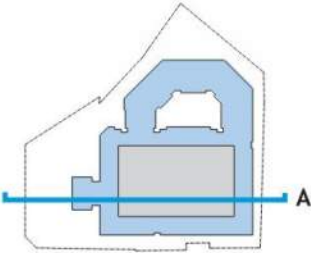
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Conceptual Building Section - Extended Site Section

398 College Ave - Clemson, SC

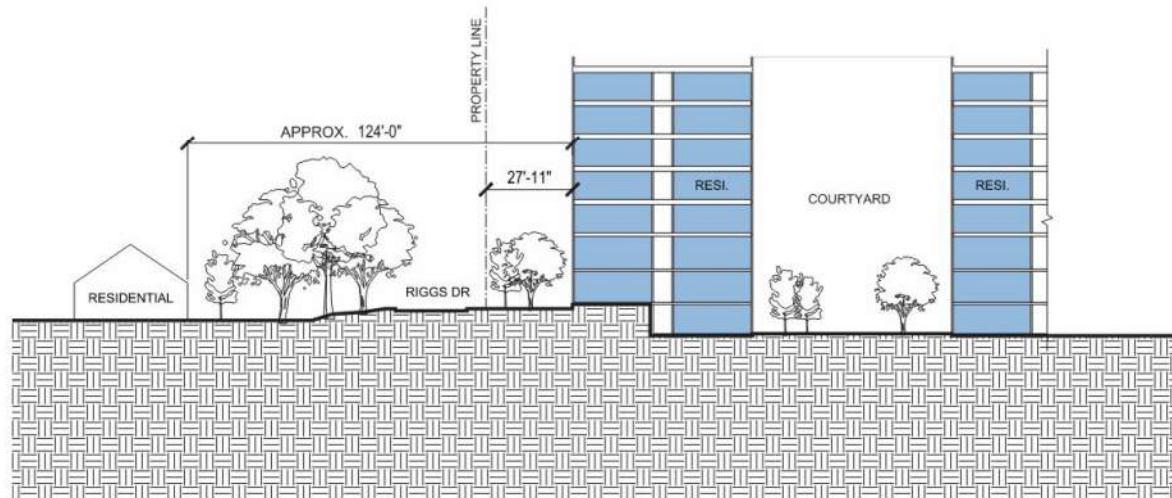


SECTION A

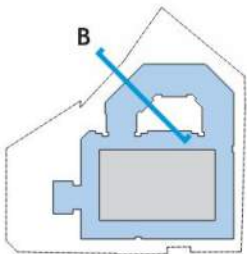


Conceptual Building Section

398 College Ave - Clemson, SC

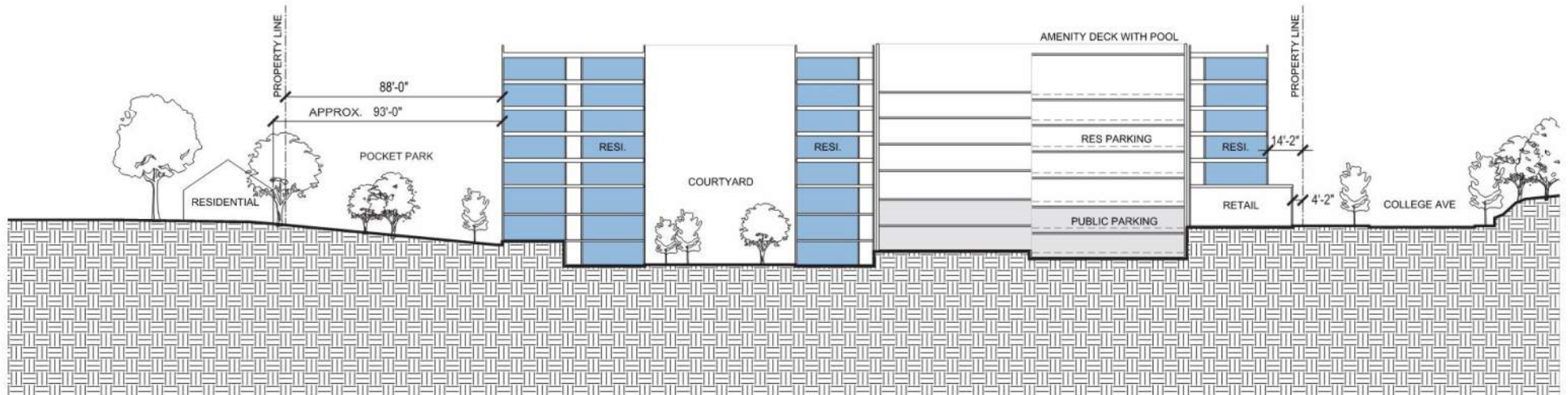


SECTION B

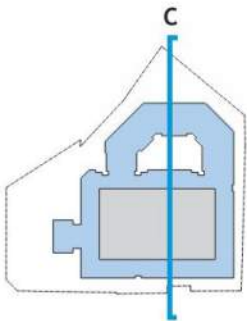


Conceptual Building Section

398 College Ave - Clemson, SC



SECTION C



Massing Model Views

398 College Ave - Clemson, SC



COLLEGE AVENUE - LOOKING EAST

Community Benefits

150 Public
Parking Spaces

- 100 spaces in current garage
- College Ave street parking being replaced with new widened sidewalks

6,200 SF Retail

- 2,400 SF open day-one as award winning Daydreamer Café
- 3,800 SF for 3rd party retail



Stream preservation

Thank you!



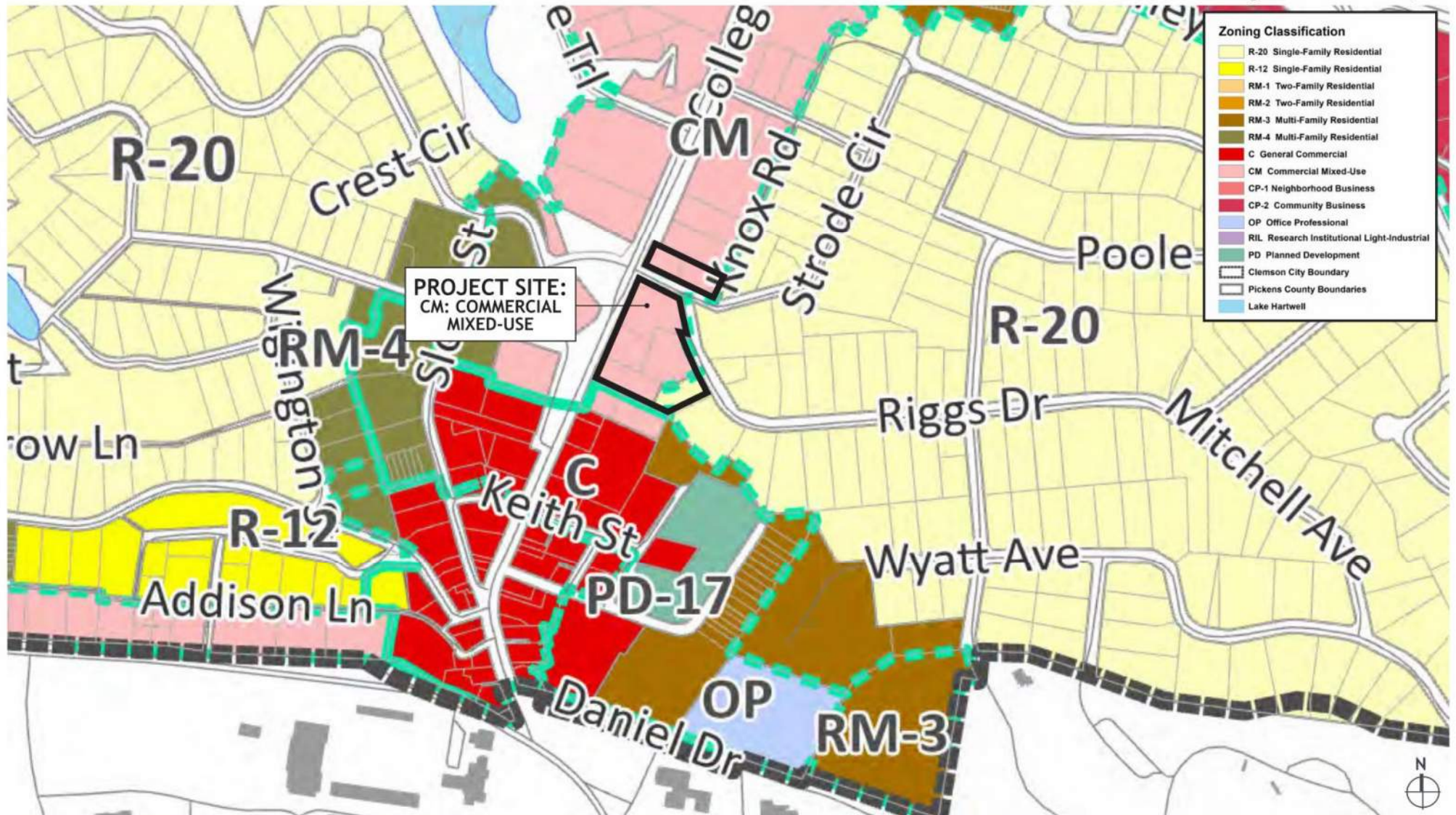
We look forward to
working with you.

801 Congress Avenue
Suite 200
Austin, TX 78701
lvcollective.com

Appendix

Existing Zoning Map

398 College Ave - Clemson, SC

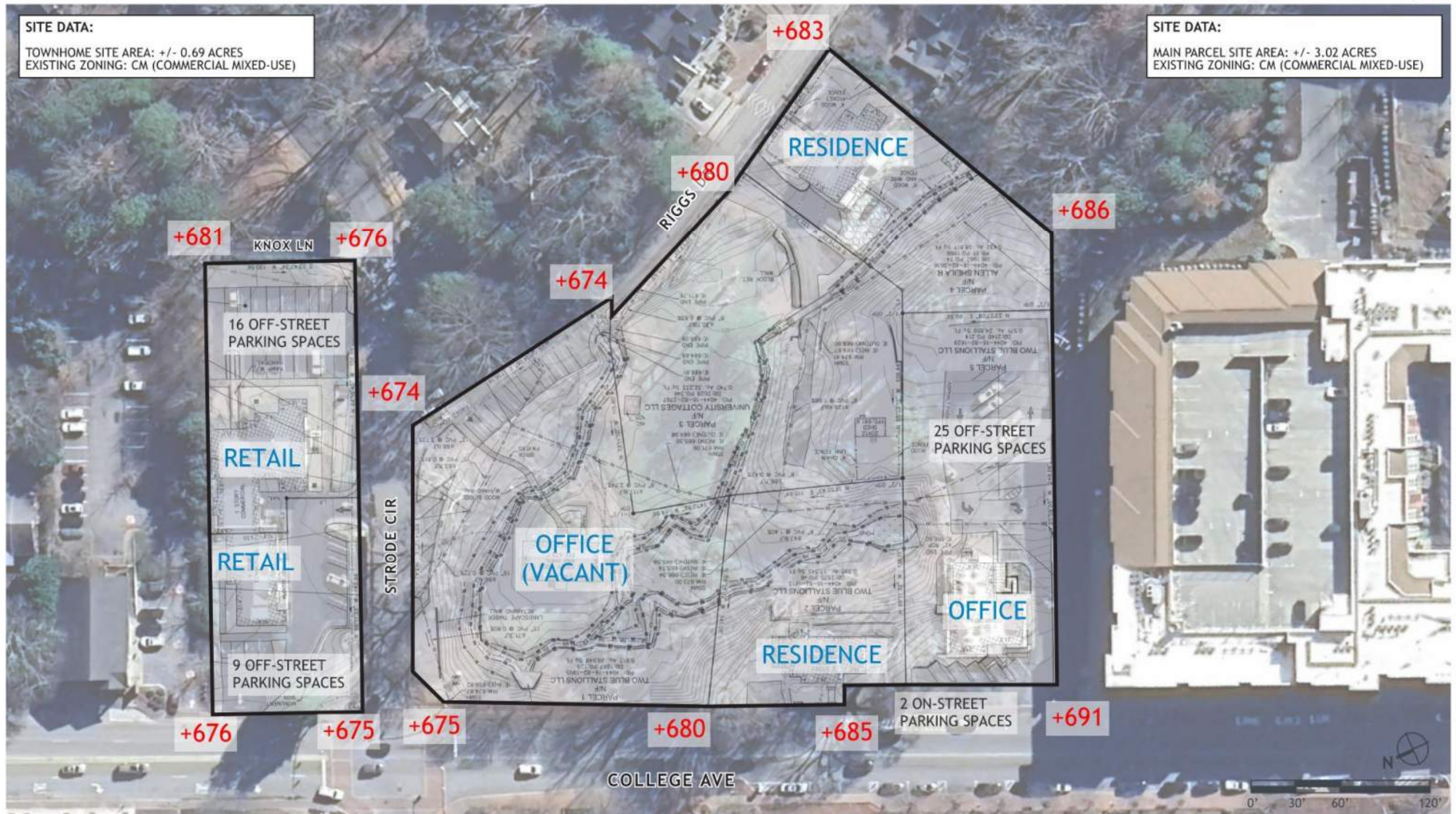


Existing Conditions

398 College Ave - Clemson, SC

SITE DATA:
TOWNHOME SITE AREA: +/- 0.69 ACRES
EXISTING ZONING: CM (COMMERCIAL MIXED-USE)

SITE DATA:
MAIN PARCEL SITE AREA: +/- 3.02 ACRES
EXISTING ZONING: CM (COMMERCIAL MIXED-USE)



Report on PUD-000431-2025

Proposed Planned Development (398 College Avenue)

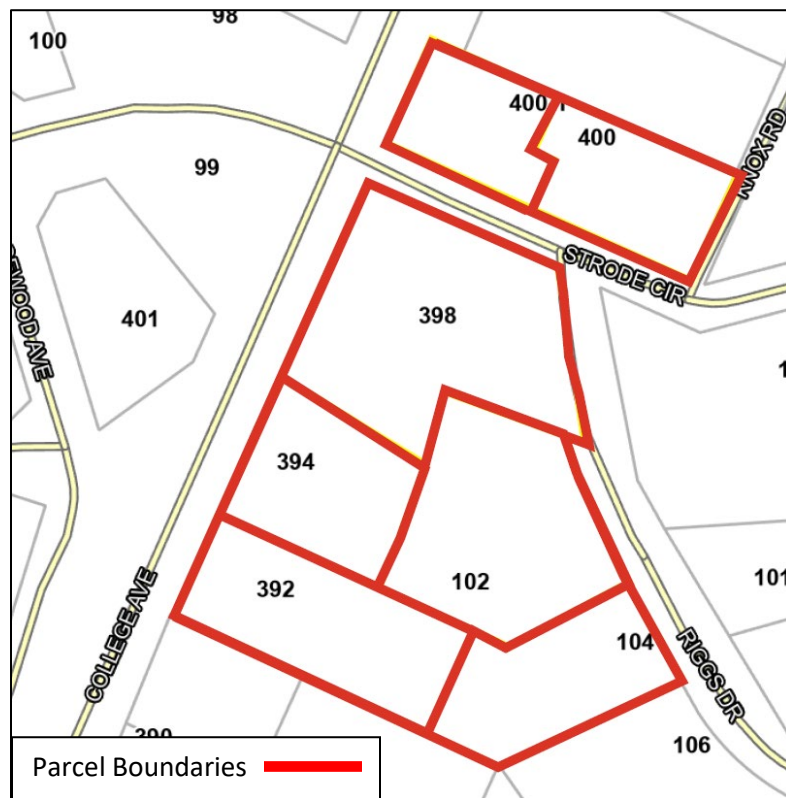
June 17, 2025

An application for a proposed planned development (PUD-000431-2025) was received from Mr. Mario Visbal of LV Collective (Austin, Texas) on April 21, 2025. As proposed, an eight-story mixed-use midrise residential building and a group of townhome-style flats will be constructed on seven parcels totaling approximately 3.76 acres near 398 and 400 College Avenue. The project includes a total of 670 beds within the midrise structure, and 48 residential flats contained in the “townhome” structures. Additionally, it proposes approximately 3,700 sq.ft. of new leasable commercial space and a 2,500 sq.ft. café, and a total of 150 public parking spaces (including both newly constructed and existing on-street spaces) will be provided. The project also includes the preservation of an active stream on the site.

Location

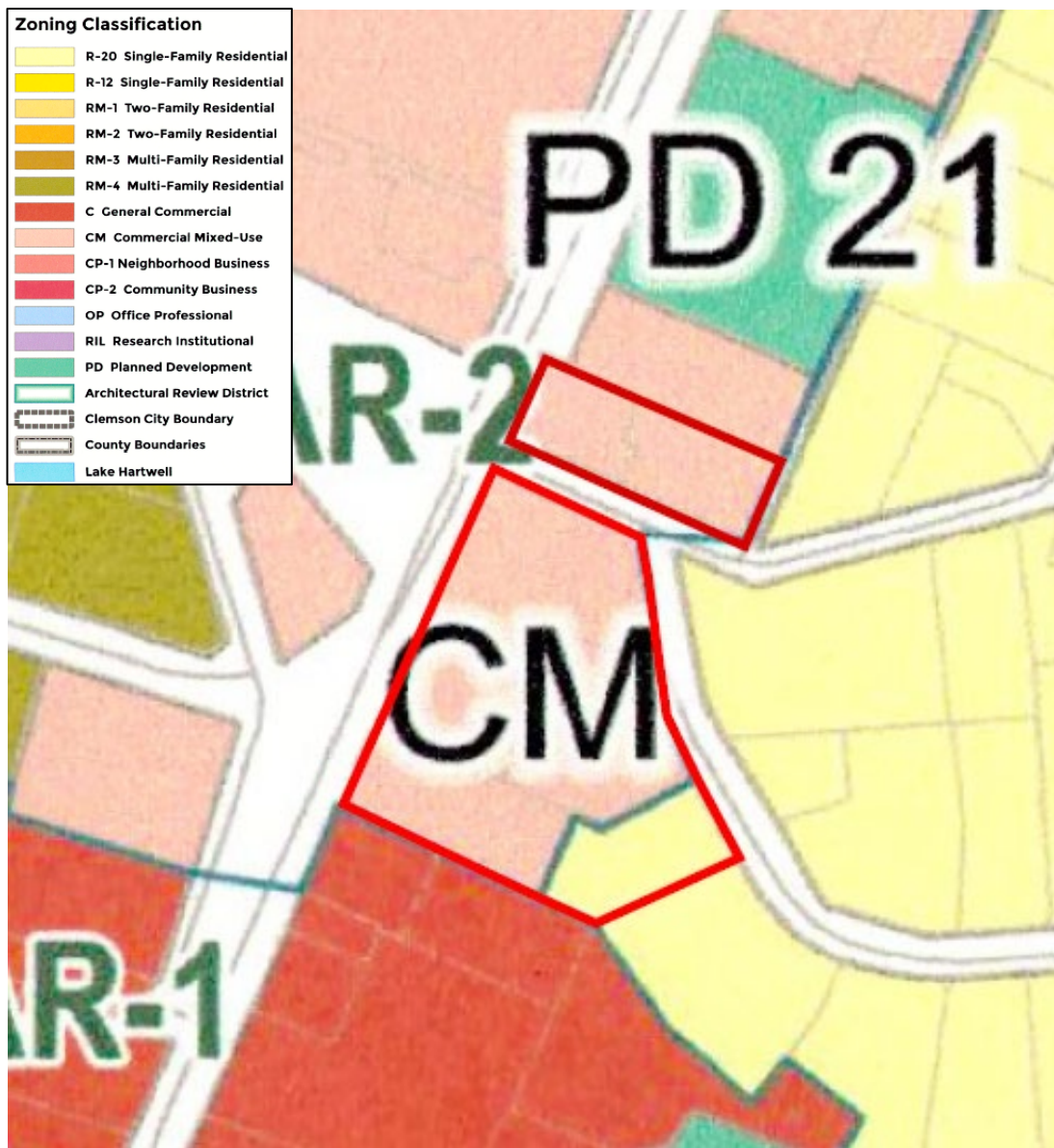
The project site is located in the downtown at the intersection of Strode Circle and College Avenue, with the proposed mid-rise structure to be situated on the south side of Strode Circle, and the townhome structures on the north. The parcels proposed to be developed include:

TMP# 4044-16-82-3636
TMP# 4044-16-82-1629
TMP# 4044-16-82-1813
TMP# 4044-16-82-2767
TMP# 4044-16-83-2144
TMP# 4044-16-83-3088
TMP# 4044-16-82-1995



Current Zoning

The current zoning of the properties on which the project is proposed to be located is split, with six parcels zoned CM Commercial Mixed-use District, and one parcel situated on the southeast corner of the project zoned R-20 Single-family Residential District. The zoning of neighboring parcels includes CM District parcels to the north and west of the site; and those to the east across Riggs Drive and Strode Circle R-20 District. C General Commercial District properties abut the project to the south. It should also be noted that Planned Development #21, which is the MODA Apartment project currently under construction, is situated a short distance to the north.



Future Land Use

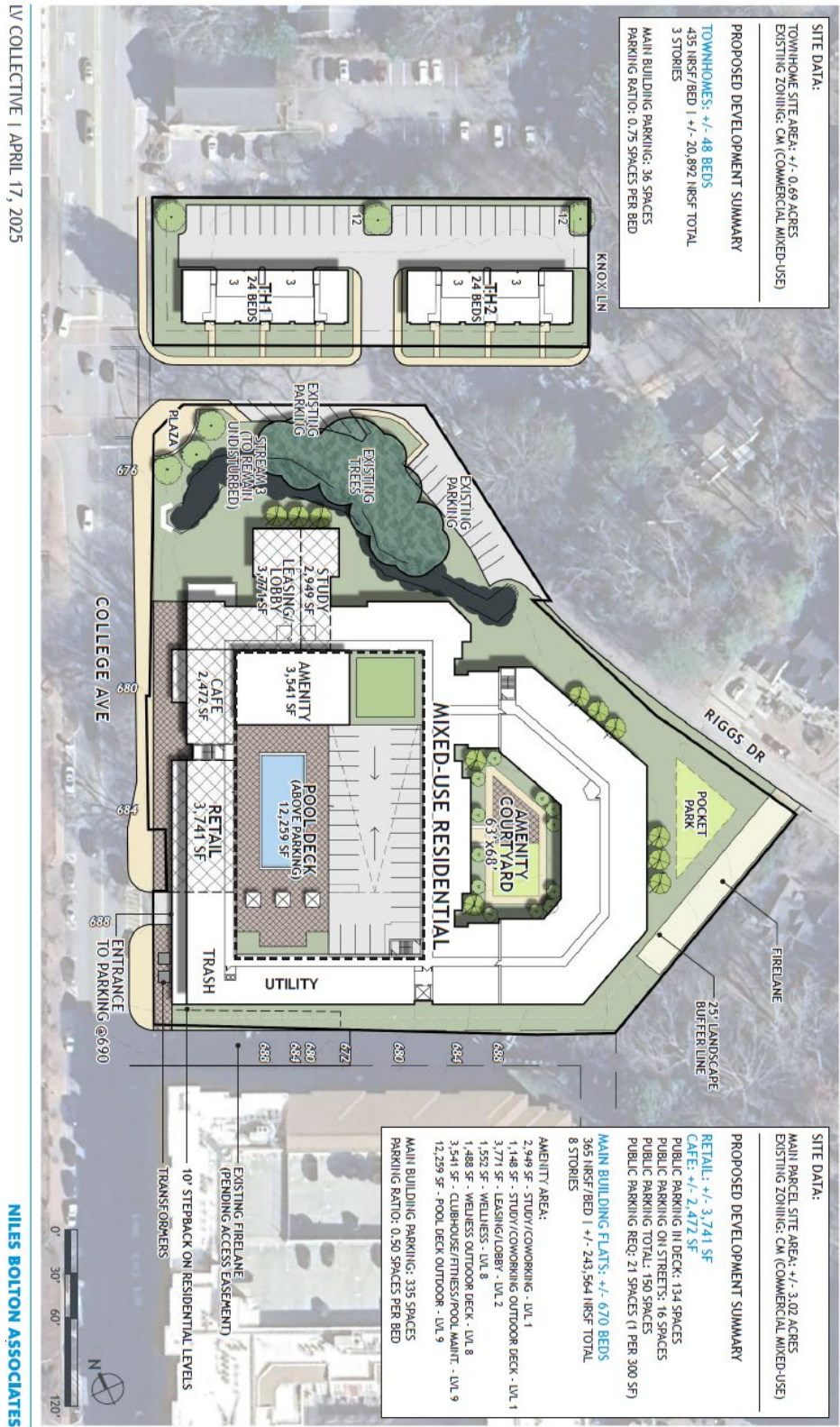
The properties are shown on the Future Land Use Map in the Comprehensive Plan to be predominantly commercial in nature, with only the single R-20 District parcel noted as low-density residential.



Planning Commission Review Process

A concept presentation workshop, the first of the three required Planning Commission sessions in a planned development review, was held on May 12, 2025, and the informal public meeting scheduled for June 17, 2025 is the second.

*Site Plan



Application



1250 Tiger Blvd, Suite 4 • Clemson, SC 29631-2662
(864) 653-2050
Fax (864) 653-2057
www.cityofclemson.org

PC

PLANNING COMMISSION PLANNED DEVELOPMENT APPLICATION – FORM 2 INFORMAL PUBLIC MEETING

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Informal Public Meeting applications require a filing fee of \$750, a concept plan, and a designation of agent if owner is not the applicant. All sections of this application must be completed; incomplete applications will not be accepted.

PUD-000431-2025			
File no.: R - - -	PIN: See Below - - - - -	Date submitted: 05 / 15 / 25	Informal public meeting date: 06 / 17 / 25

OWNER(S) INFORMATION				
Last name:		First:	Middle:	Interest
Two Blue Stallions, LLC				☒ Sole owner ☐ Co-owner
Mailing address:		City:	State:	ZIP Code:
917 Chapin Rd		Chapin	SC	29036
Daytime phone no.:		Fax no.:		E-mail:
(412) 559-9686		()		melaniewest@pclcdco.com

APPLICANT INFORMATION				
<i>To be completed only if Owner is not Applicant:</i> (LV Collective)				
Applicant's last name:		First:	Middle:	
Visbal		Mauricio		
Mailing address:		City:	State:	ZIP Code:
801 Congress Ave, Suite 200		Austin	TX	78701
Daytime phone no.:		Fax no.:		E-mail:
(512) 546-3531		()		Mauricio@lvcollective.com

PROPERTY INFORMATION			
Property address:	Property dimensions:	Property area:	Current zoning district:
400 College, 398 College Ave, 394 College Ave, 392 College Ave, & 102 Riggs Drive	(400) +/- 0.8 x +/- 294' (398) +/- 175' x +/- 165' (394) +/- 120' x +/- 140' (392) +/- 250' x +/- 100' (102) +/- 180' x +/- 120'	(400) +/- 0.676 (398) +/- 0.917 (394) +/- 0.407 acres (392) +/- 0.560 (102) +/- 0.741	CM

REQUIRED INFORMATION
<i>Please provide a description for the proposed planned development. The description should be of sufficient detail to describe the proposal and be accompanied by a concept plan that illustrates the proposed development. Attach additional pages as needed.</i>
See Attached

PUD-000431-2025 Planned Development (398 College Avenue)
 Informal Public Meeting

 CITY OF Clemson		1250 Tiger Blvd, Suite 4 • Clemson, SC 29631-2662 (864) 653-2050		PC
PROPERTY INFORMATION				
Property address: 400 College, 398 College Ave, 394 College Ave, 392 College Ave, & 102 Riggs Drive		Property dimensions: (400): +/- 68' x +/- 204' (398): +/- 178' x +/- 165' (394): +/- 120' x +/- 140' (392): +/- 250' x +/- 100' (102): +/- 180' x +/- 120'	Property area: (400): +/- 0.676 (398): +/- 0.917 (394): +/- 0.407 (392): +/- 0.560 (102): +/- 0.741	Current zoning district: CM
REQUIRED INFORMATION				
Please provide a description for the proposed planned development. The description should be of sufficient detail to describe the proposal and be accompanied by a concept plan that illustrates the proposed development. Attach additional pages as needed.				
See Attached				

Fax (864) 653-2057
 www.cityofclemson.org

PLANNING COMMISSION
PLANNED DEVELOPMENT APPLICATION – FORM 2
INFORMAL PUBLIC MEETING

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Informal Public Meeting applications require a filing fee of \$750, a concept plan, and a designation of agent if owner is not the applicant. All sections of this application must be completed; incomplete applications will not be accepted.

See Above

File no.: R - _ - _	PIN: _ - _ - _ - _ - _ - _ - _ - _ - _ - _	Date submitted: / /	Informal public meeting date: / /
---------------------	--	---------------------	-----------------------------------

OWNER(S) INFORMATION			
Last name:	First:	Middle:	Interest
University Cottages, LLC			☒ Sole owner ☐ Co-owner
Mailing address:	City:	State:	ZIP Code:
917 Chapin Rd	Chapin	SC	29036
Daytime phone no.:	Fax no.:	E-mail:	
(412) 559-9686	()	melaniewest@pcldco.com	

APPLICANT INFORMATION			
To be completed only if Owner is not Applicant: (LV Collective)			
Applicant's last name:	First:	Middle:	
Visbal	Mauricio		
Mailing address:	City:	State:	ZIP Code:
801 Congress Ave, Suite 200	Austin	TX	78701
Daytime phone no.:	Fax no.:	E-mail:	
(512) 546-3531	()	Mauricio@lvcollective.com	

PROPERTY INFORMATION			
Property address: 104 Riggs Drive	Property dimensions: +/-100' x +/-190'	Property area: 0.434 acres	Current zoning district: R-20

REQUIRED INFORMATION
<i>Please provide a description for the proposed planned development. The description should be of sufficient detail to describe the proposal and be accompanied by a concept plan that illustrates the proposed development. Attach additional pages as needed.</i> See Attached

Project Overview

The proposed development consists of a mixed-use, midrise residential building and a townhome-style flat component, located at 398 and 400 College Avenue in Clemson, South Carolina. The project includes a total of 670 beds within an eight-story midrise structure, and an additional 48 residential flats referred to as "townhomes." A total of 150 public parking spaces will be provided, which includes a combination of newly constructed and existing on-street parking. The site design incorporates the preservation of one of three existing active streams, with the remaining two streams to be thoughtfully relocated to support overall site functionality and environmental integrity.

Midrise Building

The midrise structure comprises a three-story Type I podium supporting five stories of Type III wood-frame construction. The building is configured around an eight-story, Type I precast parking garage. Due to site topography, the primary residential lobby is located on Level 2, while the main parking entrance is accessed at Level 3. The building frontage along College Avenue will feature a combination of residential lobby space, retail units, and essential back-of-house functions.

Resident amenities are distributed across Level 1, Level 8, and Level 9 (garage rooftop), and include indoor and outdoor features designed to enhance the living experience. The primary residential floors span Levels 4 through 7, although residential units are included on all levels. Exterior amenity spaces include a ground-level courtyard, a rooftop pool and deck located above the parking garage, and landscaped public green areas along Riggs Drive and Strodes Circle.

Townhomes

The townhome portion of the development consists of three-story residential structures built using Type V construction. Each building includes a ground-floor one-bedroom unit beneath a two-story, three-bedroom walk-up unit. Parking for these units will be provided at grade. No dedicated amenities are planned for this portion of the project.

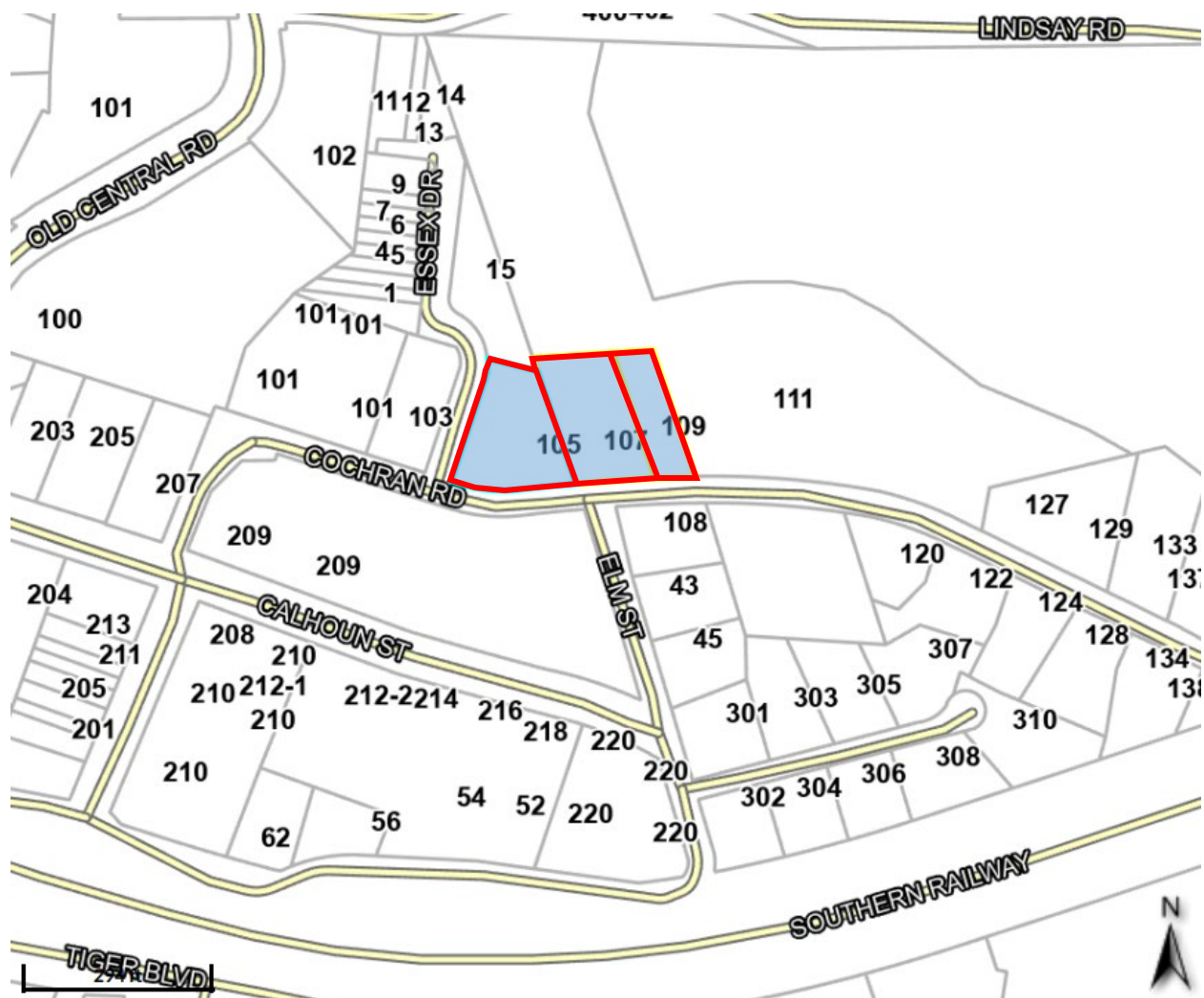
**Report on RZNE-000439-2025 Proposed Map Amendment (Cochran Road
Parcels)**

June 17, 2025

An application for a zoning map amendment (rezoning) was submitted by Mr. Robert L. York, property owner, on May 9, 2025. As proposed, 3 parcels of land (TMP#'s 4054-09-05-3283, 4054-09-05-5205, and 4054-09-05-5296) totaling approximately 1.35 acres located along on Cochran Road (currently addressed #105, #107, and #109) would be rezoned from *RM-1 Two-family Residential District* to *RM-3 Multi-family Residential District*. No proposed development project is currently associated with this requested rezoning.

The Planning Commission is scheduled to take the application up at their regular monthly meeting on June 17, 2025.

LOCATION OF PARCELS



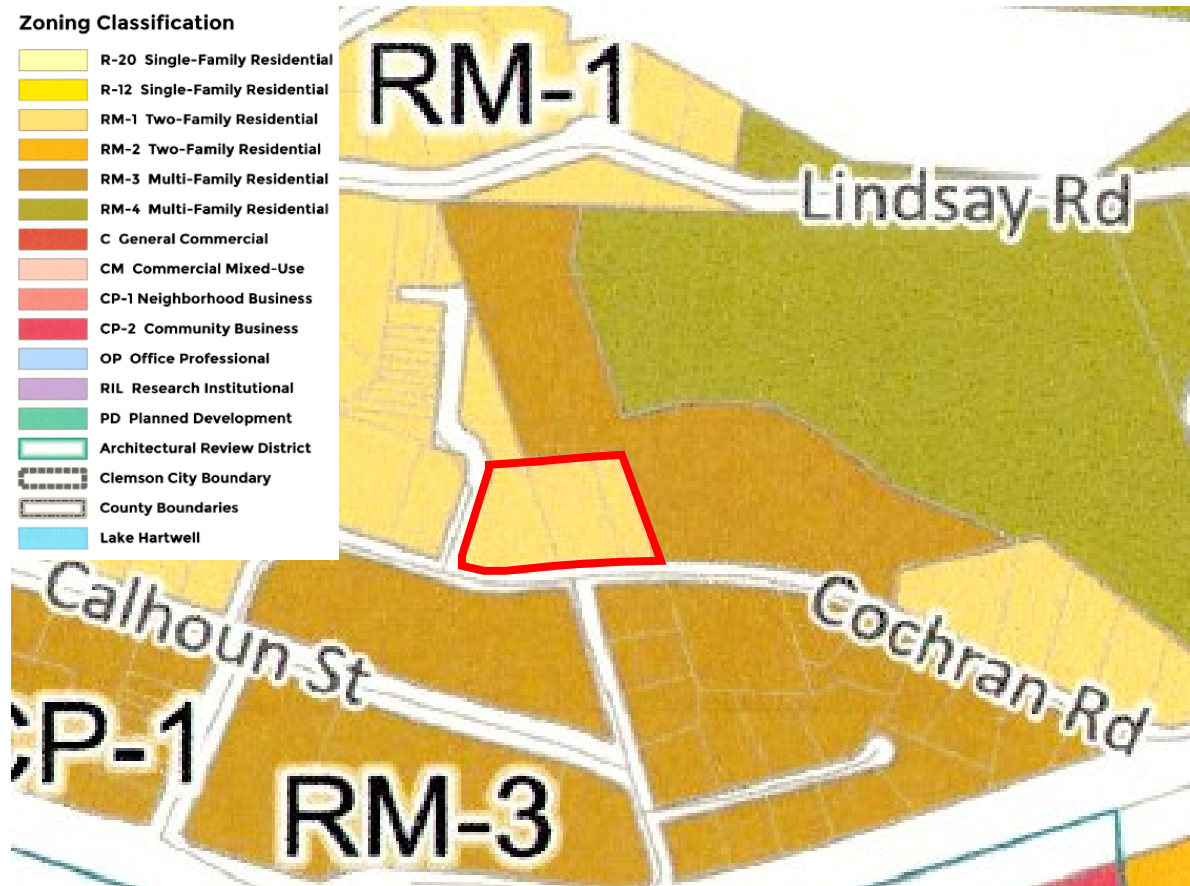
Existing Condition Images



Current Zoning

As stated above, the parcels proposed for rezoning are all currently zoned RM-1 Two-family District, which is a district intended for conventional residential development, patio home, zero-lot-line housing, and two-family dwellings on relatively small lots. If approved as requested, the zoning of the parcels will be changed to RM-3 Multi-family Residential District, which is intended to allow for a range of housing types that includes moderate density multi-family residences in order to serve the needs of the City's multi-generational housing market. Additionally, it is worth noting that the 1.35 acre total area of the parcels falls short of the 2-acre minimum area needed to permit changing the zoning to a district different from that abutting it; however, due to the fact that the parcels are situated at the edge of existing RM-3 District properties, the proposed rezoning is permitted as proposed.

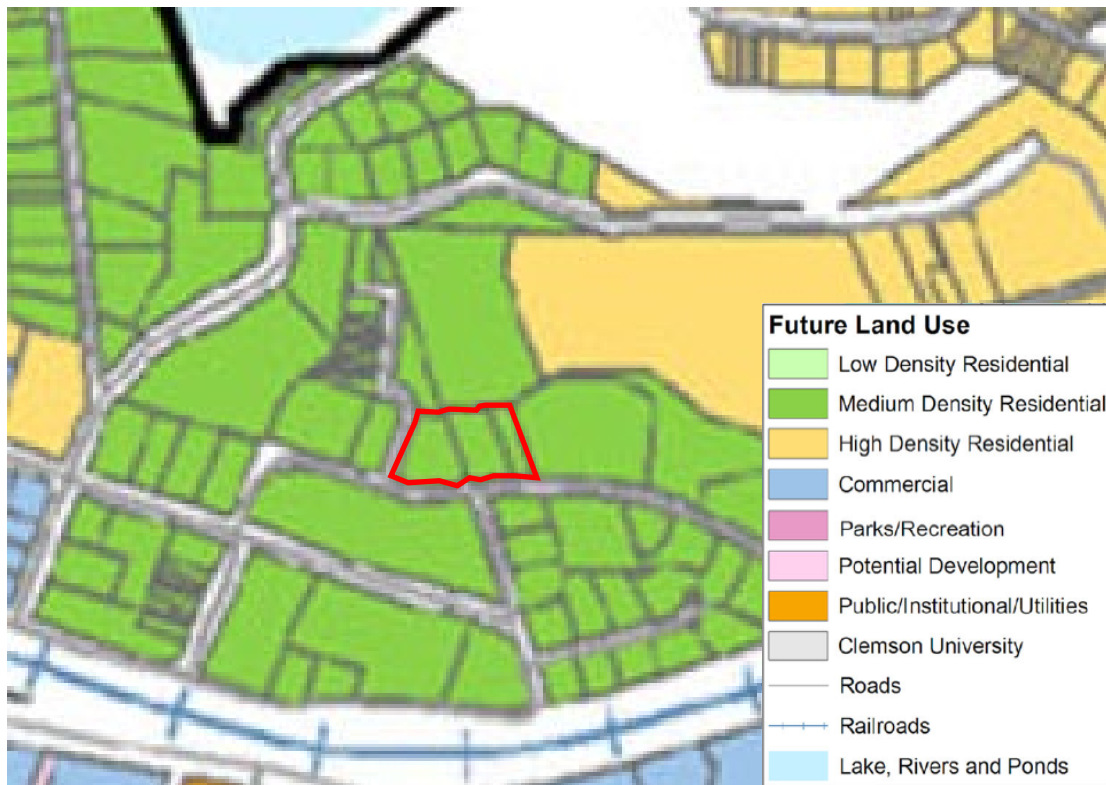
See map below:



Comprehensive Plan

The Comprehensive Plan's Future Land Use Map shows the properties situated in an area identified for medium-density residential, which is consistent with the requested rezoning. No specific redevelopment recommendations are made for the properties.

See map below:



Impact On Services

A review of the proposed rezoning was conducted by City departments in an effort to identify issues that may negatively impact service delivery. The comments received include:

The City Engineer stated that he had no issues with the proposal.

The Utilities Director stated that existing sewer infrastructure may need to be upgraded or otherwise changed during future development, and that the water main, which was installed decades ago and is undersized, will likely require replacement as part of any future development. He also noted the traffic increase from development on Cochran Road has impacted the response times of utility crews.

The Stormwater Manager stated that as the stormwater system and ponds would be required to be privately owned and maintained, no impact on the City system would be imposed by future development. He also noted the increased traffic on Cochran Road impacting response times of his crews.

Review Status

The Planning Commission will take the matter up on June 17, 2025 in order to provide a recommendation on the matter to City Council. Following the Commission's review and approval of a recommendation, a public hearing will be scheduled by City Council.

Application



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(864) 653-2050
Fax (864) 653-2057
www.cityofclemson.org

PC

PLANNING COMMISSION ZONING AMENDMENT APPLICATION

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Zoning Map Amendment (Rezoning) applications require a filing fee of \$250, a current survey of the property, a copy of the deed, and a designation of agent if owner is not the applicant. **Both sides of this application must be completed; incomplete applications will not be accepted.**

- An amendment to the zoning ordinance text or the zoning map may be initiated by the city council, the planning commission, or the board of zoning appeals.
- An amendment to the zoning map for changing a zoning district designation of property may be initiated by the owner of the property affected or by an agent authorized by the owner in writing.

RZNE-000439-2025

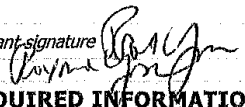
File no.: R - - - - -	PIN: - - - - -	Date submitted: 5/19/25	Planning Commission meeting date: 1/1
Amendment type: ☒ Map amendment (Rezoning) ☐ Text amendment			
Initiated by: ☒ Owner/Agent ☐ City Council ☐ Planning Commission ☐ Board of Zoning Appeals			

OWNER(S) INFORMATION			
Last name: YORK	First: ROBERT	Middle: J	Interest: ☐ Sole owner ☐ Co-owner
Mailing address: P.O. Box 1131	City: CLEMSON	State: SC	ZIP Code: 29633
Daytime phone no.: (864) 654-2348	Fax no.: ()	E-mail: HOWMUCH@AOL.COM	

APPLICANT INFORMATION			
<i>To be completed only if Owner is not Applicant:</i>			
Applicant's last name: YORK	First: ROBERT	Middle: J	
Mailing address: P.O. Box 1131	City: CLEMSON	State: SC	ZIP Code: 29633
Daytime phone no.: (864) 654-2348	Fax no.: ()	E-mail: HOWMUCH@AOL.COM	

PROPERTY INFORMATION		
THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from RM-1 to RM-3		
Property address: 105,107,109 COCHRAN RD.	Property dimensions: SEE SURVEY	Property area: 1.35-1.4 ACRE APPROX

DESIGNATION OF AGENT		
<i>To be completed by Owner(s) only if Owner is not Applicant. All owners must sign.</i>		
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a zoning map amendment.		
Owner name	Owner signature	Date
<i>To be completed by Applicant:</i>		
I certify that the information in this request is correct.		

Applicant name **ROBERT YORK** Applicant signature  Date **MAY 9, 2025**
Rev. 12-09-05; 06-15-07

REQUIRED INFORMATION

REASONS FOR ZONING AMENDMENT REQUEST: I (we) request the rezoning for the following reasons:

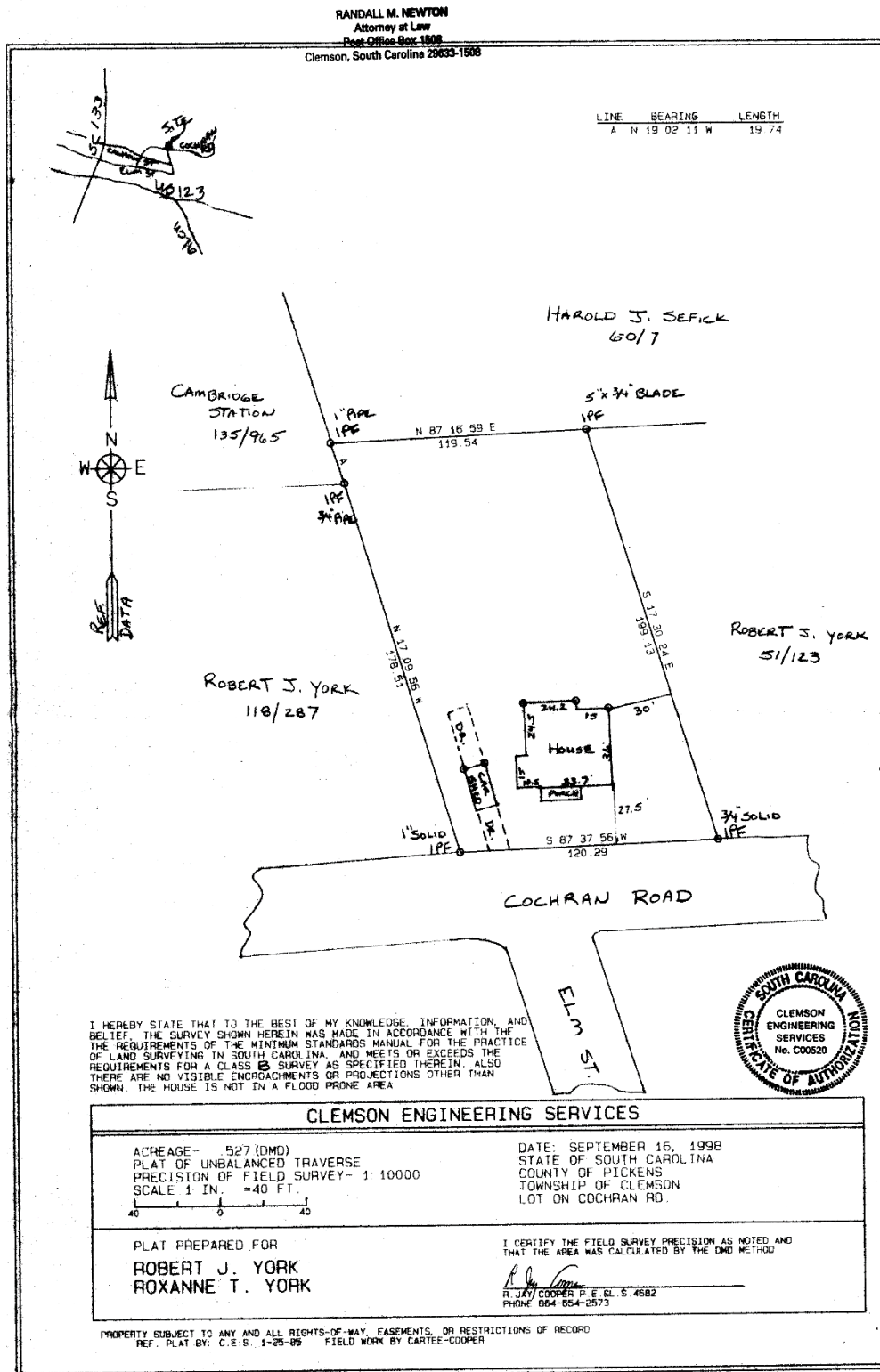
FOR FUTURE IMPROVEMENT AND DEVELOPMENT
THAT WILL BETTER SERVE THE GROWING HOUSING NEEDS
OF CLEMSON AND APPEARANCE BY BLENDING IN WITH
THE EXISTING SURROUNDING STRUCTURES.

CURRENTLY THESE 3 PARCELS (105, 107, 109 COCHRAN RD)
ARE SINGLE FAMILY HOMES SURROUNDED BY "CLEMSON
LOFTS" APARTMENT COMPLEX, "ESSEX DRIVE TOWN HOUSES"
"OAKLEDGE" GATED APARTMENT COMPLEX AND DUPLEX
APARTMENTS.

THESE 3 PARCELS 105, 107, 109 COCHRAN RD
DO NOT FIT IN THESE SURROUNDING DEVELOPMENTS

DEVELOPING AND IMPROVING THESE 3 PARCELS
WOULD SOLVE THIS AS WELL AS SERVING THE GROWING NEEDS
FOR HOUSING IN CLEMSON

TMP# 4054-09-05-5205



TMP# 4054-09-05-5296

