

# PLANNING COMMISSION

## STAFF REPORT

### Department of Growth Management



<b>MEETING DATE:</b>	January 25, 2023
<b>PROJECT:</b>	Raider Drive (Office Building) Preliminary Development Plan
<b>APPLICANT:</b>	Jake Reed
<b>PROJECT NUMBER:</b>	DP-10-22-017324
<b>PROJECT MANAGER:</b>	Dan Frazier Principal Planner Department of Growth Management

**REQUEST:** The Applicant and property owner, Jake Reed of University Investments, LLC is requesting approval of a Preliminary Development Plan. The project proposes the construction of a one-story 10,000 sq. ft. office building, and the associated access, parking, and utilities to serve the building (Attachment 1).

**INTRODUCTION:** This property is zoned Buckwalter PUD and consists of 1.6 acres, identified by tax map number R610 029 000 0613 0000 and located on the northwest corner of the intersection of Hampton Parkway and Raider Drive within the Parcel 10A and 10B Master Plan (Attachment 2).

**BACKGROUND:** This application is for a preliminary development plan located within the Buckwalter PUD and is subject to the standards set forth in the Buckwalter PUD Development Agreement and Concept Plan and the Parcel 10A and 10B Master Plan (Attachment 3).

Staff comments on the Preliminary Development Plan were reviewed at the November 23, 2022, Development Review Committee meeting (Attachment 4). The Applicant provided a response to comments, revised site plans, preliminary landscape plans, building elevations, and Town Staff correspondence clarifying building foundation planting and site lighting requirements (Attachments 5, 3, 6-8, respectively).

The applicant has clarified that the 10,000 s.f. building use is office, requiring 35 parking spaces. The applicant is providing 28 parking spaces on pervious paving and an additional eleven parking spaces on the gravel area behind the building, meeting the parking space requirements. Wheel stops will be used to identify the gravel area parking space locations.

**REVIEW CRITERIA & ANALYSIS:** The Planning Commission shall consider the criteria set forth in Section 3.10.3.A of the Unified Development Ordinance in assessing an application for a Preliminary Development Plan. The applicable criteria are provided below followed by Staff Finding(s) based upon review of the application submittals to date.

1. **Section 3.10.3.A.1. Conformance with the applicable provisions provided in Article 5, Design Standards.**

*Finding. The property lies within the Buckwalter PUD and therefore is not subject to the Design Standards set forth in Article 5 of the UDO.*

2. **Section 3.10.3.A.2. The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.**

*Finding. The proposed development is within the Buckwalter PUD and the Parcel 10A and 10B Master Plan. The proposed development conforms with applicable standards in each.*

3. **Section 3.10.3.A.3. If the proposed development is associated with a previously approved Master Plan, then the traffic and access plans shall adhere to the previously approved traffic impact analysis or assessment, where applicable. If an application is not associated with a previously approved PUD Master Plan, then a traffic impact analysis shall be required at final development plan submittal.**

*Finding. The proposed development is within the Buckwalter PUD and the Parcel 10A and 10B Master Plan area. A comprehensive traffic impact study and master plan was developed for the Buckwalter Tract and included in the Concept Plan approved by the Town of Bluffton in April 2000. The traffic and access plans for the project adhere to the approved Traffic Impact Analysis and no additional improvements are required for the proposed Raider Drive development. An encroachment permit from the Beaufort County School District (owner of Raider Drive) will be required.*

4. **Section 3.10.3.A.4. The proposed development must be able to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services, the applicant shall be required to provide an analysis and mitigation of the impact on transportation, utilities, and community services.**

*Finding. Water service will be provided by an existing waterline located in Raider Drive. Sewer service will be provided by a private pumpstation connected to an existing forcemain along Hampton Parkway. Beaufort-Jasper Water and Sewer Authority (BJWSA) will be the water and sewer service provider for this project. Prior to final development plan approval, staff will require BJWSA approval to ensure the design meets their requirements.*

*Finding. Letters from the agencies providing public services will be required at time of Final Development Plan submittal per the Applications Manual.*

5. **Section 3.10.3.A.5.** The phasing plan, if applicable, is logical and is designed in a manner that allows each phase to fully function independently regarding services, utilities, circulation, facilities, and open space, irrespective of the completion of other proposed phases.

*Finding. The project is proposed to be completed in a single phase.*

6. **Section 3.10.3.A.6.** The application must comply with applicable requirements in the Applications Manual.

*Finding. The application has been reviewed by Town Staff and has been determined to be complete.*

**PLANNING COMMISSION ACTIONS:** The Planning Commission has the authority to take the following actions with respect to the application as authorized by Section 2.2.6.C.5 of the UDO:

1. Approve the application as submitted;
2. Approve the application with conditions; or
3. Deny the application as submitted.

**RECOMMENDATION:** Should the Planning Commission choose to approve the application with conditions, Town staff finds that the following conditions should be met prior to final development plan approval to be in accordance with the requirements of Section 3.10.3.A:

1. Outdoor storage within the utility easement underneath high-voltage transmission lines shall be limited to noncombustible material. Storage of hazardous materials including, but not limited to, flammable and combustible liquids is prohibited (2021 South Carolina Fire Code, Section 316.6.2).

**ATTACHMENTS:**

1. Application and Project Narrative
2. Vicinity Map
3. Site Development Plans
4. DRC Comments, Survey and Original Site Plans
5. DRC Comments Response Letter
6. Preliminary Landscape Plans
7. Building Elevations
8. Town Staff Correspondence