

PLANNING COMMISSION

STAFF REPORT

Department of Growth Management



MEETING DATE:	January 25, 2023
PROJECT:	The Parkways Office Preliminary Development Plan
APPLICANT:	Caleb King
PROJECT NUMBER:	DP-10-22-017335
PROJECT MANAGER:	Dan Frazier Principal Planner Department of Growth Management

REQUEST: The Applicant, Caleb King of Witmer Jones Keefer, LTD, on behalf of the property owner, Jake Reed of University Investments, LLC is requesting approval of a Preliminary Development Plan. The project proposes the construction of two 3-story buildings totaling 10,000 sq. ft. each, one single-story building of 6,730 sq. ft., and the associated access, parking, and utilities to serve the buildings (Attachment 1).

INTRODUCTION: This property is zoned Buckwalter PUD and consists of 5.31 acres, identified by tax map numbers R614 029 000 0485 0000 and R614 029 000 0784 0000 and located on the southeast corner of the intersection of Bluffton Parkway and Hampton Parkway. The western portion of the subject properties is within the Brightwater of Hampton Lake Master Plan and the eastern portion of the subject properties is within the Hampton Lake Master Plan (Attachments 2 and 3).

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, the Brightwater at Hampton Lakes Master Plan and the Hampton Lakes Master Plan, as applicable (Attachment 4).

Staff comments on the Preliminary Development Plan were reviewed at the November 23, 2022, Development Review Committee meeting (Attachment 5). The Applicant provided a response to comments, revised site plans, and a revised executive summary (Attachments 6, 4, and 7, respectively).

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, the Brightwater at Hampton Lakes Master Plan and the Hampton Lakes 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, the Brightwater at Hampton Lakes Master Plan and the Hampton Lakes Master Plan. 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. Using the original study as a template, Hampton Lake, LLC commissioned a traffic impact study specifically for Hampton Lake. This addendum to the original traffic study notes that the Hampton Lake main access point at Hampton Parkway and proposed secondary access at River Ridge Drive/Flat Creek Drive may eventually require signalization. Both intersections are now signalized with the newly installed signal at River Ridge Drive scheduled to come online soon. The traffic and access plans for the project adhere to the approved Traffic Impact Analysis and no additional improvements are required for the proposed Parkways Office development.

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. 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 two phases. Buildings 1 and 2, as identified in Attachment 4, will be developed as phase 1 and Building 3 will be developed as phase 2.

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. Based on the 120 parking spaces provided, this proposed flex space development will be limited to 2,000 sq. ft. of restaurant use, 6,000 sq. ft. of retail use and 18,730 sq. ft. of office use.

ATTACHMENTS:

1. Application and Original Executive Summary
2. Vicinity Map
3. Hampton Lake Master Plan
4. Site Development Plans
5. DRC Comments, Original Site Plans and Stormwater Narrative
6. DRC Comments Response Letter
7. Revised Executive Summary