

# Attachment 20

## Grande Oaks Applications

### Town Council Ordinances First Reading

#### Proposed Motions

Consideration of First Reading of the Ordinances Related to Property Commonly Referred to University Investments, LLC Consisting of 65.592 Acres, More or Less, Located at Southwest Corner of the Buckwalter Parkway and Lake Point Drive Intersection and to the West of the Retreat at Grande Oaks, and Bearing Beaufort County Tax Map Nos. R600-029-000-2484-0000, R600-029-000-2486-0000, R600-029-000-0014-0000, and R600-029-000-2410-0000 for the Following Applications:

1. Amendment to the Town of Bluffton Comprehensive Plan "Blueprint Bluffton" to Amend the Said Property's Future Land Use Designation from Suburban Living to Neighborhood Center

*"I move to **(approve/approve with conditions/postpone/deny)** First Reading of the Ordinance for the Amendment of the Town of Bluffton Comprehensive Plan "Blueprint Bluffton" to Change Beaufort County Tax Map Nos. R600-029-000-2484-0000, R600-029-000-2486-0000, R600-029-000-0014-0000, and R600-029-000-2410-0000 Future Land Use Designation From Civic/Institutional to Medium Density Commercial."*

2. Amendment to the Buckwalter Planned Unit Development Text to Incorporate Provisions for a New Land Use Tract to be Known as the Grande Oaks Commons Land Use Tract.

*"I move to **(approve/approve with conditions/postpone/deny)** First Reading of the Ordinance for the Amendment of the Buckwalter Planned Unit Development Text to Incorporate Provisions for a New Land Use Tract to be Known as the Grande Oaks Commons Land Use Tract."*

3. Annexation of the Grande Oaks Consisting of 65.592 Acres, More or Less, Located at Southwest Corner of the Buckwalter Parkway and Lake Point Drive Intersection and to the West of the Retreat at Grande Oaks, and Bearing Beaufort County Tax Map Nos. R600-029-000-2484-0000, R600-029-000-2486-0000, R600-029-000-0014-0000, and R600-029-000-2410-0000, into the Town of Bluffton Corporate Limits

*"I move to **(approve/approve with conditions/postpone/deny)** First Reading of the Ordinance for the Annexation of the Grande Oaks property consisting of 65.592 Acres, More or Less, Located at Southwest Corner of the Buckwalter Parkway and*

*Lake Point Drive Intersection and to the West of the Retreat at Grande Oaks, and Bearing Beaufort County Tax Map Nos. R600-029-000-2484-0000, R600-029-000-2486-0000, R600-029-000-0014-0000, and R600-029-000-2410-0000 into the Town of Bluffton Corporate Limits”*

4. Zoning Map Amendment for Approximately 65.592 Acres, More or Less, Located at Southwest Corner of the Buckwalter Parkway and Lake Point Drive Intersection and to the West of the Retreat at Grande Oaks, and Bearing Beaufort County Tax Map Nos. R600-029-000-2484-0000, R600-029-000-2486-0000, R600-029-000-0014-0000, and R600-029-000-2410-0000, as Buckwalter Planned Unit Development.

*“I move to **(approve/approve with conditions/postpone/deny)** First Reading of the Ordinance for the Amendment of the Zoning Map Amendment for Approximately 65.592 Acres, More or Less, Located at Southwest Corner of the Buckwalter Parkway and Lake Point Drive Intersection and to the West of the Retreat at Grande Oaks, and Bearing Beaufort County Tax Map Nos. R600-029-000-2484-0000, R600-029-000-2486-0000, R600-029-000-0014-0000, and R600-029-000-2410-0000, as Buckwalter Planned Unit Development.”*

5. Amendment to the Buckwalter Development Agreement to Add Provisions Including but not Limited to the Incorporation of 65.592 Acres, More or Less, Located at Southwest Corner of the Buckwalter Parkway and Lake Point Drive Intersection and to the West of the Retreat at Grande Oaks, and Bearing Beaufort County Tax Map Nos. R600-029-000-2484-0000, R600-029-000-2486-0000, R600-029-000-0014-0000, and R600-029-000-2410-0000 into the Buckwalter Planned Unit Development District, Designation as the Grande Oaks Commons Land Use Tract, and Add 32 Acres of General Commercial Development Rights.

*“I move to **(approve/approve with conditions/postpone/deny)** First Reading of the Ordinance for the Amendment to the Buckwalter Development Agreement to add the following provisions:*

*Add language to the 13<sup>th</sup> Amendment document for the following:*

- a. *Detailing the frontage road and interconnectivity commitments and obligations such as land reservation, interconnectivity with the property immediately to the west identified as Beaufort County Tax Map No. R614 029 000 0595 0000 at the time of this amendment, widths, placement of the frontage road in front of buildings along Bluffton Parkway, construction responsibility, trigger for phased construction at time of development of applicable parcels, and dedication as a separate subsection of Section 3.iv.*

- b. Detailing the roadway connection to Lake Point Drive commitments and obligations such as land reservation, locations, widths, construction, trigger for construction, and dedication as a separate subsection of Section 3.iv.*
  - c. Incorporating “..., as amended” to the language in Section 3.iv after “...Bluffton Parkway Access Management Plan”.*
  - d. Add language to Section 3.iv committing to the Buckwalter Parkway Access Management Plan, as amended.*
  - e. Extension of rights of way for the three access points from Buckwalter Parkway through the Applicant’s properties to the new northern boundary of Grande Oaks after annexation as a separate subsection of Section 3.iv.*
  - f. Incorporation of language confirming and committing to the location of the realignment as shown on the draft plat titled “ A Boundary Survey of the Future Bluffton Parkway Right-of-Way through the Lands of University Investments, LLC, Formerly a Portion of Parcels 5, 11, 12-A, and 12-B of the , Buckwalter Tract” prepared by Surveying Consultants, January 15, 2015, which shall be incorporated as an exhibit and reaffirm the requirement for donation of the Bluffton Parkway Phase 5B right-of-way through the properties owned by University Investments, LLC and third-party owned properties in which John Reed holds an interest upon request.*
  - g. Incorporating the Land Use Comparison Chart as an Exhibit of the 13<sup>th</sup> Amendment.*
  - h. Incorporating the requirement that any RDUs utilized on the Properties are subject to the requirement for 20% affordable housing.*
6. Amendment to the Buckwalter Planned Unit Development Concept Plan for the Subject Properties to Add Provisions Including but not Limited to the Incorporation of 65.592 Acres, More or Less, Located at Southwest Corner of the Buckwalter Parkway and Lake Point Drive Intersection and to the West of the Retreat at Grande Oaks, and Bearing Beaufort County Tax Map Nos. R600-029-000-2484-0000, R600-029-000-2486-0000, R600-029-000-0014-0000, and R600-029-000-2410-0000 into the Buckwalter Planned Unit Development District, Designation as the Grande Oaks Commons Land Use Tract, and Add 32 Acres of General Commercial Development Rights.

*"I move to **(approve/approve with conditions/postpone/deny)** First Reading of the Ordinance for the Amendment to the Buckwalter Planned Unit Development Concept Plan to add the following provisions:*

*Add language to the 13<sup>th</sup> Amendment document for the following:*

- a. Detailing the frontage road and interconnectivity commitments and obligations such as land reservation, interconnectivity with the property immediately to the west identified as Beaufort County Tax Map No. R614 029 000 0595 0000 at the time of this amendment, widths, placement of the frontage road in front of buildings along Bluffton Parkway, construction responsibility, trigger for phased construction at time of development of applicable parcels, and dedication as a separate subsection of Section 3.iv.*
- b. Detailing the roadway connection to Lake Point Drive commitments and obligations such as land reservation, locations, widths, construction, trigger for construction, and dedication as a separate subsection of Section 3.iv.*
- c. Incorporating "..., as amended" to the language in Section 3.iv after "...Bluffton Parkway Access Management Plan".*
- d. Add language to Section 3.iv committing to the Buckwalter Parkway Access Management Plan, as amended.*
- e. Extension of rights of way for the three access points from Buckwalter Parkway through the Applicant's properties to the new northern boundary of Grande Oaks after annexation as a separate subsection of Section 3.iv.*
- f. Incorporation of language confirming and committing to the location of the realignment as shown on the draft plat titled "A Boundary Survey of the Future Bluffton Parkway Right-of-Way through the Lands of University Investments, LLC, Formerly a Portion of Parcels 5, 11, 12-A, and 12-B of the , Buckwalter Tract" prepared by Surveying Consultants, January 15, 2015, which shall be incorporated as an exhibit and reaffirm the requirement for donation of the Bluffton Parkway Phase 5B right-of-way through the properties owned by University Investments, LLC and third-party owned properties in which John Reed holds an interest upon request.*
- g. Incorporating the Land Use Comparison Chart as an Exhibit of the 13<sup>th</sup> Amendment.*

- h. Incorporating the requirement that any RDUs utilized on the Properties are subject to the requirement for 20% affordable housing.*