

# PLANNING COMMISSION

## STAFF REPORT

### Department of Growth Management



<b>MEETING DATE:</b>	December 20, 2023
<b>PROJECT:</b>	Parkways Multifamily (aka The Palmer) Preliminary Development Plan
<b>APPLICANT:</b>	Jake Reed, HL Development, LLC
<b>PROJECT NUMBER:</b>	DP-10-23-018610
<b>PROJECT MANAGER:</b>	Dan Frazier Principal Planner Department of Growth Management

**REQUEST:** The Applicant, Jake Reed on behalf of the property owner, HL Development, LLC is requesting approval of a Preliminary Development Plan. The project proposes the construction of four multifamily buildings, garages, amenities, parking, and associated infrastructure. (Attachment 1).

**INTRODUCTION:** The property is zoned Buckwalter PUD and consists of approximately 20.06 acres, identified by tax map number R614-029-000-0595-0000 located within the Hampton Lake 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 Hampton Lakes Master Plan (Attachment 3).

Staff comments on the Preliminary Development Plan were reviewed at the November 29, 2022, Development Review Committee meeting (Attachment 4). The Applicant provided a response to comments, conceptual plan, and revised site plans (Attachment 5). Also included in the resubmittal was a traffic impact analysis (Attachment 6) a traffic signal warrant analysis (Attachment 7), and a Gravel Access Exhibit (Attachment 8).

As reflected in the concept plan, the proposed development includes four 3-story multifamily buildings containing a total of 200 apartment units. The development also includes a clubhouse and pool, garages and storage units, a trash compactor, maintenance building, and the required 455 parking spaces. The submitted traffic impact analysis and traffic warrant analysis are currently being reviewed by the Beaufort County Engineering Department.

**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.

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

*Finding. The property lies with 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. Town Staff finds that the preliminary development plan is in conformance with the Buckwalter PUD Development Agreement and Concept Plan. However, the proposed development does not conform to the Hampton Lake Master Plan or the Bluffton Parkway Access Management Plan, as further described in criteria 3 below.*

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. Access for the proposed development does not conform to the currently approved Hampton Lake Master Plan or the adopted Bluffton Parkway Access Master Plan (Attachment 9). The master plan references that this parcel shall provide access to meet the Bluffton Parkway Access Management Plan. In accordance with the Bluffton Parkway Access Management Plan, two access points must be provided that are not shown on the proposed development. A Right-in/Right out/Left-in is required at the northwest corner of the subject property connecting the proposed development to Bluffton Parkway, and a full access intersection is required at the northeast corner of the site where the "temporary haul road" currently intersects with the parkway.*

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 and fire protection to serve the project will be provided by the existing 12" water stub out located in Hampton Lake Drive. Sewer will be provided by connecting to an existing gravity sewer manhole on site.*

*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:** The proposed development does not meet the requirements of review criteria 2 and 3 above, and therefore Town staff does not recommend approval of the preliminary development plan application as submitted.

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. As required in the Bluffton Parkway Access Management Plan, provide a Right-in/Right out/Left-in as required at the northwest corner of the subject property connecting the proposed development to Bluffton Parkway.
2. As required in the Bluffton Parkway Access Management Plan, provide a full access intersection at the northeast corner of the site where the "temporary haul road" currently intersects with the parkway.

**ATTACHMENTS:**

1. Application and Project Narrative
2. Vicinity Map
3. Hampton Lake Master Plan
4. DRC Comments and Original Site Plans 10 23 23
5. DRC Comments Response, Conceptual Plan and Revised Site Plans 12 06 23
6. Traffic Impact Analysis
7. Traffic Signal Warrant Analysis
8. Gravel Access Exhibit
9. Bluffton Parkway Access Management Plan, Figure 2-B