

PLANNING COMMISSION

STAFF REPORT

Department of Growth Management



MEETING DATE:	June 28, 2023
PROJECT:	Wetland Impact of Parcels 12A, 12B & 12C Preliminary Development Plan
APPLICANT:	Nathan Long
PROJECT NUMBER:	DP-03-23-017841
PROJECT MANAGER:	Dan Frazier Principal Planner Department of Growth Management

REQUEST: The Applicant, Nathan Long of Thomas & Hutton, on behalf of the property owner, Jake Reed of University Investments, LLC is requesting approval of a Preliminary Development Plan. The project proposes partial wetland filling of approximately 0.56 acres to allow crossings for future road alignments (Attachment 1).

INTRODUCTION: The properties are zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 58.0 acres identified by tax map numbers R610 029 000 0611 0000, R610 029 000 2343 0000, R610 029 000 2344 0000, and R610 029 000 1721 0000 located south and adjacent to Bluffton Parkway. The development plan application is not associated with an approved 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. Per Section 2.D.19 of the Buckwalter PUD, infrastructure serving the community (on-site and off-site) is exempt from the Initial Master Plan approval process. (Attachment 3).

Staff comments on the Preliminary Development Plan were reviewed at the May 17, 2022, Development Review Committee meeting (Attachment 4). The Applicant provided a response to comments and revised Wetland Impact Plans (Attachments 5 and 3).

The applicant's narrative provides a description of the projects purpose as follows:

The entire purpose of this submittal is to fill the wetland crossing prior to expiration of the permit to provide connectivity for future development. The purpose of the partial fill is to allow crossings for future road alignments interior to the parcels, which will reduce the number of cars traveling on Bluffton Parkway and allow us to comply with the approved Access Management Plan (AMP) for the Parkway.

The final alignment of the frontage road may vary as the project is planned, although the wetland crossing locations will not change. At this time, we are proposing to limit proposed disturbance at the site to the minimal amount required to transport and place the fill in desired areas. The proposed haul road section will be approximately 30' wide, to allow for 2-way dump truck traffic. Several dry basins are proposed to assist in providing material needed for filling desired areas.

Supporting information provided by the applicant includes a site vicinity map, recorded deeds of the subject property, and the wetland impact permit that expires June 30, 2024 (Attachment 6). The proposed access to Bluffton Parkway is opposite the Elle Apartments that are currently under construction. This location also coincides with a proposed signalized intersection shown on the Town-approved Bluffton Parkway Access Management Plan (Attachment 7). The applicant and Town Staff are currently working on language for an encroachment permit allowing the applicant to perform work within the Town-owned Proposed Innovation Drive Extension property.

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. Town Staff finds that the preliminary development plan is in conformance with the Buckwalter PUD Development Agreement and Concept Plan. Per Section 2.D.19 of the Buckwalter Planned Unit Development, infrastructure serving the community (on-site and off-site) is exempt from the Initial Master Plan approval process.

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 infill project adheres to the approved Bluffton Parkway Access Management Plan (Attachment 1 and 7).

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. The proposed infill project does not require to be served by public services. The project will require stormwater permit approval.

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 wetland infill project is proposed to be completed in a single phase of work.

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 condition should be met prior to final development plan approval to be in accordance with the requirements of Section 3.10.3.A:

1. An approved encroachment permit allowing the applicant to perform work within the Town-owned Innovation Drive Extension property will be required prior to final development plan approval.

ATTACHMENTS:

1. Application and Project Narrative
2. Vicinity Map
3. Revised Wetland Impact Plans
4. DRC Comments and Original Wetland Impact Plans
5. DRC Comments Response Letter
6. Additional Submittal Items
7. Bluffton Parkway Access Management Plan Figure 2B