

PLANNING COMMISSION

STAFF REPORT

Department of Growth Management



MEETING DATE:	April 27, 2022
PROJECT:	Indigo Cove Townhomes Preliminary Development Plan
APPLICANT:	Winchester Homes – TJ Washburn
PROJECT NUMBER:	DP-05-21-015280
PROJECT MANAGER:	Dan Frazier Principal Planner – Land Development

REQUEST: The Applicant, TJ Washburn of Winchester Homes, on behalf of the owner, PKP Group LLC., is requesting approval of a Preliminary Development Plan. The project consists of the construction of 83 single family attached units with an amenity center and associated infrastructure. (Attachment 1).

INTRODUCTION: The property is zoned Residential General and consists of approximately 23.84 acres, identified as tax parcel number R610 031 000 0002 0000. The subject parcel is located at the northeast corner of the intersection of Bluffton Parkway and Buck Island Road with access from Buck Island Road (Attachment 2).

BACKGROUND: This application is for a Preliminary Development Plan located within the Residential General (RG) Zoning District and is subject to the standards set forth in the Town of Bluffton Unified Development Ordinance (UDO).

Staff comments on the Preliminary Development Plan were reviewed at the March 9, 2022, meeting of the Development Review Committee (Attachment 3). The applicant provided a response to comments (Attachment 4) and updated exhibits to address the comments (Attachments 5, 6 and 7).

REVIEW CRITERIA & ANALYSIS: The Planning Commission shall consider the criteria found in Section 3.10.3.A of the UDO when reviewing this request. The review criteria are necessary to ensure consistency with the Town of Bluffton Comprehensive Plan, to minimize negative impacts of development on adjacent land uses, to conserve the natural environment, to coordinate with infrastructure, and to protect the public health, safety, and welfare, and Town of Bluffton's character. 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 site design is in conformance with 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 not within any PUD, Development Agreement, or Subdivision Plan.

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 development plan submittal.

Finding. The Applicant has submitted a Traffic Impact Analysis (TIA) that indicates no additional roadway improvements are warranted by the development, based on the current concept plan configuration of one full-movement access on Buck Island Road approximately 600-ft north of the Bluffton Parkway and one restricted right in/right-out access on Buck Island Road between the full movement access and the Bluffton Parkway. The findings of this TIA have been accepted by SCDOT with no external mitigation required. An encroachment permit from SCDOT will be required for the Buck Island Road access points.

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. Sewer and water will be provided by extending the existing sewer and water systems to ensure adequate services in support of the project.

Finding. The stormwater management system will be designed to collect runoff from developed areas and route through a series of water quality and peak rate control devices such as wet ponds, bio-swales, vegetated channels, filter devices, and skimmers. Although not yet detailed in the preliminary site plan, the final plans will include grading and drainage design information accompanied by calculations demonstrating state and local requirements have been met.

Finding. Electrical service to the site will be provided by Palmetto Electric Cooperative.

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. No phases have been indicated at this time. Should the Applicant propose phases at time of Final Development Plan submittal, the phases will be required to function independently as required by Section 3.10.3.A.5.

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:

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

RECOMMENDATION: Staff recommends that the application be approved with the following condition:

1. At the time of Final Development Plan submittal, the Applicant shall provide documentation that the proposed overflow parking and community green located in the 100-foot power line right-of-way and 100-foot power line easement are permitted.

NEXT STEPS:

1. If approved, the applicant will submit their stormwater plans to Watershed Management for MS4 approval.
2. Applicant may submit for Final Development Plan once approval is obtained from Watershed Management for the MS4 review.
3. Upon issuance of approval for the Final Development Plan, the applicant may schedule a Pre-Construction Meeting and start construction.

ATTACHMENTS:

1. Initial Application and Revised Narrative (April 12, 2022)
2. Vicinity Map
3. DRC Comments (March 9, 2022)
4. Applicant's Response to DRC Comments (April 12, 2022)
5. Revised Conceptual Plan (April 12, 2022)
6. Revised Preliminary Clearing Plan (April 13, 2022)
7. Revised Preliminary Civil Plan (April 13, 2022)