

PLANNING COMMISSION

STAFF REPORT

Department of Growth Management



MEETING DATE:	April 27, 2022
PROJECT:	Ma Daisy Preliminary Development Plan
APPLICANT:	Daisy's Legacy Holdings, LLC
PROJECT NUMBER:	DP-02-22-016417
PROJECT MANAGER:	Jordan Holloway Senior Planner Department of Growth Management

REQUEST: The Applicant, Daisy's Legacy Holdings, LLC, is requesting approval of a Preliminary Development Plan. The project proposes the redevelopment of a 1.85-acre site to include restaurant, commercial and residential uses in four buildings (Attachment 1).

INTRODUCTION: The property is zoned Neighborhood General Historic District (NG-HD), identified by tax map number R610 039 00A 0235 0000 and located at 1255 May River Road (Attachment 2).

BACKGROUND: This application is for a Preliminary Development Plan located within the Neighborhood General HD Zoning District and is subject to the standards set forth in the Town of Bluffton Unified Development Ordinance (UDO). The subject parcel is located between Pin Oak Street and Shults Road with access to the parcel from May River Road (Attachment 3).

The project consists of two restaurant spaces, two office spaces, two commercial services establishments, and three residential units.

Staff comments on the Preliminary Development Plan were reviewed at the March 23, 2022 Development Review Committee meeting (Attachment 4). The Applicant provided a response to comments and updated exhibits to address the comments provided (Attachments 5 and 3). Due to the project being within a Historic District, the plan will be required to go through the Certificate of Appropriateness process. A more detailed outline for next steps is provided as Attachment 6.

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.**

- a) *Finding. The preliminary development plan does not comply with UDO Section 5.15.6.F, which requires carriage houses not to exceed 1,200 square feet (1,247 square feet provided). The plan also does not comply with the required driveway width of 18 feet found in Table 5.11.4.A.1 (17 feet provided). Finally, the plan will be required to provide 8-foot foundation plantings around each building as per Section 5.3.7.E.*
- b) *Finding. UDO Section 5.15.5.F.6 and Section 5.15.5.F.5.a require a front build-to line and that the front façade of buildings are oriented parallel to the street that it faces. Due to the unique existing circumstances, the UDO Administrator has granted an exception to both of these requirements.*
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.**
- a) *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 final development plan submittal.**
- a) *Finding. The proposed development is not within any approved Master Plan or PUD. A traffic assessment will be provided upon final development plan submittal.*
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.**
- a) *Finding. Water and sewer currently exist on the site. Prior to final development plan approval, staff will require BJWSA approval to ensure the design meets their requirements.*
- b) *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.

a) 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.

a) 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: Town Staff finds that with the conditions noted below, the requirements of Section 3.10.3.A of the Unified Development Ordinance will be met and recommends that the Planning Commission approve the application with the following conditions met prior to final development plan approval:

1. Per Section 5.6.4 of the UDO, 10% Residential open space needs to be provided on the plans.
2. Per Section 5.11.4.A.1 of the UDO, a drive aisle wide of 18 feet shall be provided.
3. Per Section 5.3.7.E of the UDO, building foundation plantings shall be provided on all applicable structures.
4. Reduce the size of the carriage house to be no larger than 1,200 square feet per Section 5.15.6.F of the UDO.
5. Per Table 5.15.7.C.1 of the UDO, provide required parking spaces for each restaurant use taking porches and outdoor seating into consideration.

ATTACHMENTS:

1. Application & Narrative
2. Proximity Map
3. Site Plan
4. DRC Comments
5. Response to Comments
6. Estimated Project Timeline