

PLANNING COMMISSION

STAFF REPORT

Department of Growth Management



MEETING DATE:	April 26, 2023
PROJECT:	Starbucks – Lot 4, Washington Square Preliminary Development Plan
APPLICANT:	Mary Kramer of G3 Engineering and Surveying, LLC
PROJECT NUMBER:	DP-02-23-017687
PROJECT MANAGER:	Dan Frazier Principal Planner Department of Growth Management

REQUEST: The Applicant, Mary Kramer of G3 Engineering and Surveying, LLC, on behalf of the property owner, Vaquero Bluffton Partners, LP, is requesting approval of a Preliminary Development Plan. The project proposes a 2,500 SF commercial building to serve as a Starbucks coffeehouse (Attachment 1).

INTRODUCTION: The property is zoned Buckwalter Planned Unit Development and consists of 1.03 acres identified by tax map number R614 022 000 1131 0000 located within the Berkeley Place Parcel C4 Master Plan and the Washington Square Development Plan (Attachments 2 and 3).

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 Concept Plan, Development Agreement, and the Berkeley Place Parcel C4 Master Plan. The subject parcel lies within the Washington Square Development Plan, approved for construction on October 1, 2018, with the developer constructing roads and infrastructure to allow for future development of individual parcels.

The Buckwalter PUD is divided into eight integrated planning areas that are used to identify allowable land uses and density within each tract. The subject parcel lies within the Buckwalter Commons Planning Area, with General Commercial and Neighborhood Commercial use specified among the list of allowed land uses. Per the Definitions of Land Use in the Buckwalter PUD Concept Plan, permitted uses include retail, restaurant and eating and drinking establishments (Attachment 4).

Staff comments on the Preliminary Development Plan were reviewed at the March 22, 2023, Development Review Committee meeting (Attachment 5). The Applicant provided a revised response to comments on April 12, 2023 (Attachments 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.

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 site plan is in conformance with the Buckwalter PUD Development Agreement and Concept Plan and the Berkley Place/Parcel C4 Master Plan.

Finding: At the time of Final Development Plan submittal, the Applicant will be required to provide an approval letter from the Washington Square POA architectural review board.

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 project is located within the Berkley Place/Parcel C4 Master Plan and the Washington Square Development Plan. A Traffic Impact Analysis was approved in conjunction with the Berkley Place Master Plan and an updated Traffic Assessment was approved in conjunction with the Washington Square Development Plan. The traffic and access plans for the project adhere to the approved Traffic Impact Analysis and updated Traffic Assessment and no additional improvements are required for the proposed Starbucks coffeehouse.

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 Washington Square Development Plan will provide all master utilities for connection as each parcel is developed. The Starbucks coffeehouse will utilize the connections provided to ensure adequate water, sanitary sewer, and stormwater services in support of the project. 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 of construction.

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: Town Staff finds that the requirements of Section 3.10.3.A of the Unified Development Ordinance are met and recommends that the Planning Commission approve the application as submitted.

ATTACHMENTS:

1. Application
2. Vicinity Map
3. Buckwalter Commons Parcel C4 Master Plan
4. Site Development Plans
5. 3-22-23 DRC Comments and Original Site Plan
6. Response to Comments