

PLANNING COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	April 26, 2023
PROJECT:	120 Persimmon Street (Lot 74 Bluffton Park) Preliminary Development Plan
APPLICANT:	Sam Connor of Connor Consulting Services, LLC
PROJECT NUMBER:	DP-02-23-017665
PROJECT MANAGER:	Dan Frazier Principal Planner Department of Growth Management

REQUEST: The Applicant, Sam Connor of Connor Consulting Services, LLC, on behalf of the property owner, James Jeffcoat is requesting approval of a Preliminary Development Plan. The project proposes a 6,600 SF commercial building including 1,880 SF of office space and 4,800 SF of storage space. (Attachment 1).

INTRODUCTION: The property is zoned Schultz Tract Planned Unit Development and consists of 0.68 acres identified by tax map number R610 031 000 1437 0000 located within the Bluffton Park Master Plan. (Attachments 2 and 3).

BACKGROUND: This application is for a preliminary development plan located within the Schultz Tract PUD and is subject to the standards set forth in the Schultz Tract PUD Development Agreement and Concept Plan and the Bluffton Park Tracts B, C and D Master Plan (Attachment 4).

Staff comments on the Preliminary Development Plan were reviewed at the March 15, 2023, Development Review Committee meeting (Attachment 5). The Applicant provided a response to comments on March 29, 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 Schultz Tract 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: The proposed development is in conformance with the Shultz Tract Development Agreement, Concept Plan and the Bluffton Park Tracts B, C & D Master Plan.

Finding: At the time of Final Development Plan submittal, the Applicant will be required to provide approval of the Bluffton Park Commercial POA for architecture and landscaping.

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: A Traffic Impact Analysis was included with the Shultz Tract PUD Development Agreement as well as the Bluffton Park Tracts B, C and D Master Plan. No additional road improvements are warranted.

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 Applicant has noted that all utilities required for the development of the site are existing and located within the Persimmon Street ROW. These utilities include but are not limited to electrical, telephone, stormwater, water, and sewer.

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 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 and Updated Narrative
2. Vicinity Map
3. Bluffton Park Master Plan
4. Survey and Site Plan
5. 3-15-23 DRC Comments
6. Response to Comments