

# PLANNING COMMISSION

## STAFF REPORT

### Department of Growth Management



<b>MEETING DATE:</b>	July 24, 2024
<b>PROJECT:</b>	Bluffton Community Hospital Preliminary Development Plan
<b>APPLICANT:</b>	Russell Baxley, South of Broad Healthcare
<b>PROJECT NUMBER:</b>	DP-05-24-019117
<b>PROJECT MANAGER:</b>	Dan Frazier, AICP, Planning Manager Department of Growth Management

**REQUEST:** The Applicant, Russell Baxley of South of Broad Healthcare, requests approval of a Preliminary Development Plan application. The project consists of an approximately 91,000 square foot medical office building, associated parking and infrastructure (Attachment 1).

**INTRODUCTION:** The property is zoned Buckwalter Planned Unit Development and consists of approximately 12.52 acres identified by tax map number R610 030 000 1705 0000, R610 030 000 1845 0000 and R610 030 000 1846 0000 and located within the South of Broad Healthcare Parcel 12B-2 Master Plan at the northwest corner of the Bluffton Parkway and Buckwalter Parkway intersection, east of Innovation Drive. The Master Plan, originally approved in March of 2019, was last revised May 6, 2024 (Attachment 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 Development Agreement and Concept Plan and the South of Broad Healthcare Parcel 12B-2 Master Plan.

The Preliminary Development Plan was reviewed at the June 1, 2024, Development Review Committee meeting where comments were provided to the Applicant (Attachment 4). The Applicant provided a response to comments and revised plans on June 26, 2024 (Attachment 5).

As reflected in the revised submittal, the proposed development includes a three-story 91,000 SF medical office building and associated parking and infrastructure. The subject parcel is within South of Broad Healthcare Master Plan and has access to utilities. Access to the site has been proposed at two locations, from Bluffton Parkway and Innovation Drive. A total of 230 on-site parking spaces are required and 230 spaces are provided.

**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 with the Buckwalter PUD and therefore is not subject to the Design Standards set forth in Article 5 of the UDO, except for those found in Section 5.10 which are applicable to all development within the Town of Bluffton. This section is specific to Stormwater regulations and will be reviewed in depth during the Storm Water Permit process.*

**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.*

*Finding. At time of Final Development Submittal, a recorded copy of the Covenants and Restrictions for maintenance of the easements, open space, sidewalks, facilities, lagoons, drainages etc. in accordance with the approved Master Plan must be provided.*

**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 traffic and access plan adheres to the layout provided for by the South of Broad Healthcare Parcel 12B-2 Master Plan. The Traffic Impact Analysis (Attachment 5), provided as a portion of the Development Plan submittal calls for the installation of a traffic signal at the intersection of Innovation Drive at Bluffton Parkway. Prior to Final Development Plan approval coordinate with Beaufort County on the timing of the installation of the traffic light.*

**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. As indicated in the Development Review Committee comments from June 12, 2024, the Fire Department Connection (FDC) on the North elevation is obstructed by landscaping. At time of Final Development Plan submittal, the FDC must be relocated, the landscaping obstructing access removed, or a remote FDC provided.*

*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. Should a phasing plan be proposed in the future, a Development Plan Amendment would be required.*

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.*

*At time of final submittal, a water report showing the fire flow from multiple hydrants must be provided, a complete Landscape plan, including species and sizes of all plantings must be provided for review, and all other requirements for Final Development Plan found in the Application's Manual shall be provided for review.*

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

1. *Per Prior to Final Development Plan approval coordinate with Beaufort County on the timing of the installation of the traffic light.*

2. *Per 3.10.3.A.4. of the UDO and the Development Review Committee comments from June 12, 2024, the FDC must be relocated, the landscaping obstructing access removed, or a remote FDC provided.*

**ATTACHMENTS:**

1. Application and Project Narrative
2. South of Broad Healthcare Master Plan Revised 5.6.2024
3. DRC Comments and Original Site Plans 06.01.2024
4. DRC Comments Response and Revised Site Plans 06.06.2024
5. Traffic Impact Analysis