

PLANNING COMMISSION

STAFF REPORT

Department of Growth Management



MEETING DATE:	January 22, 2025
PROJECT:	Culver's Bluffton Preliminary Development Plan
APPLICANT:	William Heintz, Kimley-Horn
PROJECT NUMBER:	DP-10-24-019406
PROJECT MANAGER:	Dan Frazier Planning Manager Department of Growth Management

REQUEST: The Applicant, William Heintz of Kimley-Horn, on behalf of Rolling Dough Properties, LLC is requesting approval of a Preliminary Development Plan application. The project consists of a single-story 4,400 square foot quick service restaurant with associated infrastructure and utilities (Attachment 1).

INTRODUCTION: The property is zoned Buckwalter PUD and consists of approximately 1.52 acres identified by tax map numbers R610 030 000 2002 0000 located at the southeast corner of Buckwalter Place Blvd and Innovation Drive within the Buckwalter Plan Master Plan. (Attachment 2).

BACKGROUND: This application is for a Preliminary Development Plan located within the Buckwalter PUD and as such is subject to the standards set forth in the Buckwalter PUD Development Agreement and Concept Plan, Buckwalter Place Master Plan, and Unified Development Ordinance Section 5.3 and 5.10 as applicable (Attachment 3).

Staff comments on the Preliminary Development Plan were reviewed at the November 20, 2024, Development Review Committee meeting (Attachment 4). The Applicant provided a response to comments and revised site plans on December 19, 2024 (Attachment 5).

As reflected in the revised site plan, the proposed Culver's quick-service restaurant operates on a made-to-order model. As such, the drive-through operates with a dedicated order waiting area. Since walk-in customers do not have access to these spaces, they were not included in the parking count. Parking calculations reflect the building and patio area, indicating a requirement of 63 spaces compared to the 61 provided. The Applicant proposes the two additional parking spaces on Innovation Drive, directly adjacent to the building entrance, to meet the required 63 spaces.

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 subject property lies within the Buckwalter PUD and therefore is subject to, and in conformance with, the standards set forth in the Buckwalter PUD Development Agreement and Concept Plan, the Buckwalter Place Master Plan, and Unified Development Ordinance Sections 5.3 and 5.10.

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 finds that the preliminary development plan is in conformance with the Buckwalter PUD Development Agreement and Concept Plan, the Buckwalter Place Master Plan, and the Unified Development Ordinance Sections 5.3 and 5.10.

Finding. Prior to approval of the Final Development Plan, the applicant will be required to provide an approval letter from the Buckwalter Place Property Owners Association.

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 proposed development is within the Buckwalter PUD and the Buckwalter Place Master Plan. A comprehensive traffic impact study and master plan was developed for the Buckwalter Tract and included in the Concept Plan approved by the Town of Bluffton in April 2000. Additionally, a Traffic Impact Analysis was approved in conjunction with the Buckwalter Place Master Plan. The traffic and access plan adheres to the previously approved traffic impact analysis and updated Traffic Assessment. The overall Buckwalter Place development provides several points to Buckwalter Place Boulevard and Innovation Drive from Buckwalter Parkway and western segment of Bluffton Parkway.

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 subject parcel is an outparcel within the Buckwalter Place Master Plan and the proposed development will utilize the connections provided to ensure adequate water and sanitary sewer services in support of the project.

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.

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 is met and recommends that the Planning Commission approve the application as submitted.

ATTACHMENTS:

1. Application and Project Narrative
2. Vicinity Map
3. Buckwalter Place Master Plan
4. DRC Comments and Original Site Plans 11/20/24
5. DRC Comments Response and Revised Site Plans 12/19/2024