

PLANNING COMMISSION

STAFF REPORT

Department of Growth Management



MEETING DATE:	May 22, 2024
PROJECT:	700 Buckwalter Towne Blvd - Medical Office Building Preliminary Development Plan
APPLICANT:	Cranston, LLC
PROJECT NUMBER:	DP-03-24-019021
PROJECT MANAGER:	Dan Frazier Principal Planner Department of Growth Management

REQUEST: The Applicant, Cranston, LLC on behalf of TKC CCCLV, LLC is requesting approval of a Preliminary Development Plan application. The project consists of a three-story, 54,000 square foot medical building with associated parking and infrastructure (Attachment 1).

INTRODUCTION: The property is zoned Buckwalter PUD and consists of approximately 4.76 acres, identified by tax map number R610-030-000-1854-0000 located within the Buckwalter Commons Phase 1 Master Plan. (Attachment 2).

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 Buckwalter Commons Phase 1 Master Plan (Attachment 3).

Staff comments on the Preliminary Development Plan were reviewed at the April 3, 2024, Development Review Committee meeting (Attachment 4). The Applicant provided a response to comments and revised site plans (Attachment 5). Also included in the resubmittal was a Traffic Study Memo (Attachment 6) and a Stormwater Best Management Practices (BMP) Exhibit (Attachment 7).

As reflected in the revised site plan, the proposed development includes a 3-story 54,000 SF medical office building and associated parking and infrastructure. The development plan proposes 2 full access driveways resulting in no stacking of vehicles on Buckwalter Towne Boulevard.

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.

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 and the Buckwalter Commons Phase 1 Master Plan. In conformance with the Buckwalter Access Management Plan, the site plan The site plan provides a stub road to the north property line to serve as a future connectivity road (Attachment 8).

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. As required, the Applicant provided a Traffic Study Memo that analyzes the traffic impact of the proposed development. There is one existing full access driveway being utilized, as well as another full access driveway being proposed. The potential trip generation of the proposed development determined using trip generation information from the Institute of Transportation Engineers' (ITE) Trip Generation, 10th (2017), will have a total of 129 driveway trips (101 entering, 28 exiting) during the AM peak hour and a total of 185 driveway trips (52 entering, 133 exiting) during the PM peak hour. Based on the findings of the Traffic Study Memo, the existing street network can handle the proposed trips without off-site transportation improvements (Attachment 6).

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. A BJWSA Letter of Availability has been provided with the submittal. Water and fire protection to serve the project will be provided by the existing 12" water main within Buckwalter Towne Boulevard or 16" water main within Buckwalter Parkway right of way. Sewer is available from an 8" gravity sewer main within Buckwalter Towne Boulevard right of way. Should the sewer needs of the development exceed the available capacity of the receiving lift station, or the water needs of the development exceed the available capacity of the

water system, the developer will be responsible for upgrades to BJWSA's existing system.

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

ATTACHMENTS:

1. Application and Project Narrative
2. Vicinity Map
3. Buckwalter Commons Phase 1 Master Plan
4. DRC Comments and Original Site Plans 04 03 24
5. DRC Comments Response and Revised Site Plans 04 25 24
6. Traffic Study Memo 04 25 24
7. Stormwater Best Management Practices (BMP) Exhibit 04 25 24
8. Buckwalter Parkway Access Management Plan, Figure 3B