

# PLANNING COMMISSION

## STAFF REPORT

### Department of Growth Management



<b>MEETING DATE:</b>	February 22, 2023
<b>PROJECT:</b>	Buckwalter Place Lot 100 Preliminary Development Plan
<b>APPLICANT:</b>	Dan Keefer
<b>PROJECT NUMBER:</b>	DP-11-22-017374
<b>PROJECT MANAGER:</b>	Dan Frazier Principal Planner Department of Growth Management

**REQUEST:** The Applicant, Dan Keefer of Witmer Jones Keefer, LTD, on behalf of the property owner, David Oliver of Jaz Development, LLC is requesting approval of a Preliminary Development Plan. The project proposes the construction of two mixed-use buildings with building "A" including a +/-1,500 SF restaurant and +/-5,100 SF retail space, and building "B" including a +/-7,000 SF two-story office space and a +/-1,500 SF single-story office space (Attachment 1).

**INTRODUCTION:** The property is zoned Buckwalter Planned Unit Development and consists of approximately 1.5 acres identified by tax map number R610 030 000 2002 0000 located within the Buckwalter Place Master 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 Development Agreement and Concept Plan, and the Buckwalter Place Master Plan, as applicable (Attachment 4).

Staff comments on the Preliminary Development Plan were reviewed at the November 23, 2022, Development Review Committee meeting (Attachment 5). The Applicant provided a response to comments, site photos and a revised site plan (Attachments 6, 7, and 4, respectively).

**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 development plan is in conformance with the Buckwalter PUD Development Agreement and Concept Plan and the Buckwalter Place Master Plan.*

*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. In addition, the project is located within the Buckwalter Place Master Plan. A Traffic Impact Analysis was approved in conjunction with the Buckwalter Place Master 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 Buckwalter Place Lot 100 development.*

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. Beaufort-Jasper Water and Sewer Authority (BJWSA) will be the water and sewer service provider for this project. All utilities were installed during the initial development of Buckwalter Place and this proposed development will utilize the connections provided to ensure adequate water and sanitary sewer services in support of the project. Prior to final development plan approval, staff will require BJWSA approval to ensure the design meets their requirements.*

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

**ATTACHMENTS:**

1. Application and Narrative
2. Vicinity Map
3. Buckwalter Place Master Plan
4. Boundary Survey and Site Plan
5. DRC Comments and Original Site Plan
6. DRC Comments Response Letter
7. Site Photos