

# PLANNING COMMISSION

## STAFF REPORT

### Department of Growth Management



<b>MEETING DATE:</b>	August 28, 2024
<b>PROJECT:</b>	Buckwalter Parkway Healthcare Preliminary Development Plan
<b>APPLICANT:</b>	Joel C. Taylor, Tenet Health
<b>PROJECT NUMBER:</b>	DP-06-24-019190
<b>PROJECT MANAGER:</b>	Dan Frazier Planning Manager Department of Growth Management

**REQUEST:** The Applicant, Joel C. Taylor of Tenet Health, on behalf of Parcel C5, LLC, is requesting approval of a Preliminary Development Plan application. The project consists of a free-standing emergency department and medical offices in a single building to include approximately 50,250 square feet, drives, parking, landscaping, utilities, and supporting infrastructure (Attachment 1).

**INTRODUCTION:** The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 10.9 acres identified by tax map numbers R610 022 000 1073 0000, R610 022 000 1081 0000, R610 022 000 1082 0000, R610 022 000 1084 0000 and located on the southeast corner of Buckwalter Parkway and Parkside Drive 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, the Buckwalter Commons Phase 1 Master Plan and the Unified Development Ordinance Sections 5.3 and 5.10 (Attachment 3).

Staff comments on the Preliminary Development Plan were reviewed at the July 24, 2024, Development Review Committee meeting (Attachment 4). The Applicant provided a response to comments and revised site plans on July 31, 2024 (Attachment 5). A traffic Impact Analysis was included in the resubmittal (Attachment 6).

As reflected in the revised site plan, the proposed development includes a free-standing emergency department and medical offices in a single building, anticipated at approximately 50,250 square feet with associated drives, parking, landscaping, utilities and supporting infrastructure. The subject property is currently undeveloped but was previously cleared. Access to the site will be provided at Buckwalter Parkway and Parkside Drive. The Applicant will coordinate with Beaufort County as it relates to the timing and responsibilities regarding the Parkside Drive intersection planned traffic signal. The proposed Ludlow intersection has also been revised as a right-in right-out movement to match the Traffic Impact Analysis and the Buckwalter Access Management Plan. A total of 176 on-site parking spaces are required and 228 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 subject to, and in conformance with, the standards set forth in the Buckwalter PUD Development Agreement and Concept Plan, the Buckwalter Commons Phase 1 Master Plan, and the 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 Staff finds that the preliminary development plan is in conformance with the Buckwalter PUD Development Agreement and Concept Plan, the Buckwalter Commons Phase 1 Master Plan, and the Unified Development Ordinance Sections 5.3 and 5.10.*

**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 has been provided with this preliminary development plan application (Attachment 6). Recommendations include a traffic signal warrant analysis be conducted for the Buckwalter Parkway at Parkside Drive intersection once the development is built out and operational. The site plan includes a right-in/right-out driveway at the Buckwalter Parkway at Ludlow Street/Site Access A, as recommended in the traffic impact analysis.*

**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 proposed development will utilize an existing 10" water main stub-out to provide a 6" water line for water and fire protection for the development. Similarly, the development will utilize a 6" stub-out from an existing 6" sewer force main to provide a 4" sewer line for the development. The property*

*will contain an onsite pump station to connect into this existing downstream sewer 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; however, phasing may be required for individual building close-outs. If possible, the emergency department will be prioritized in an earlier closeout phase. As such, the portion of medical office building will be put under a separate 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 07/24/2024
5. DRC Comments Response and Revised Site Plans 07/31/2024
6. Traffic Impact Analysis July 2024