

PLANNING COMMISSION

STAFF REPORT

Department of Growth Management



MEETING DATE:	December 14, 2022
PROJECT:	Crowne at Buck Island Apartments Preliminary Development Plan
APPLICANT:	Crowne at Buck Island LP
PROJECT NUMBER:	DP-09-22-017188
PROJECT MANAGER:	Dan Frazier Principal Planner Department of Growth Management

REQUEST: The Applicant, Crowne at Buck Island LP, is requesting approval of a Preliminary Development Plan. The project consists of a 200-unit apartment complex containing four (4) proposed 4-story multi-family buildings and associated open space, amenities, parking, and stormwater management. (Attachment 1).

INTRODUCTION: The subject property is zoned Light Industrial (LI) and consists of approximately 10.11 acres, identified as tax map number R610 039 000 0180 0000. The property is located at 412 Buck Island Road (Attachment 2).

BACKGROUND: This application is for a Preliminary Development Plan located within the Light Industrial (LI) Zoning District and is subject to the standards set forth in the Town of Bluffton Unified Development Ordinance (UDO). The subject parcel is located on the west side of Buck Island Road +/-920 feet north of May River Road (Attachment 3).

Staff comments on the Preliminary Development Plan were reviewed at the June 22, 2022, Development Review Committee meeting (Attachment 4). The Applicant provided a response to comments and updated site development plans on November 14, 2022 (Attachments 5 and 3).

In September of 2021, the applicant received comments from SCDOT regarding driveway access to Buck Island Road (Attachment 6). In May of 2022, the Applicant commissioned a traffic study for the proposed Crowne at Buck Island Apartments development (Attachment 7).

The Applicant has included the following supplemental information (Attachment 8):

1. Tree and Topography Land Survey dated September 23, 2022
2. Level 2 Assessment Arborist Site Report dated February 12, 2022
3. Phase I Environmental Site Assessment dated February 15, 2022
4. USACE Wetland Determination dated May 20, 2021

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 site design is in conformance with 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. The proposed development is not within any PUD, Development Agreement, or Subdivision Plan.

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 Buck Island Road access points for the proposed development adhere to the recommendations provided by SCDOT in September of 2021. The recommendations include a full access driveway for the northern access point that is shared with the adjacent property, and a right-in, right-out access that is approximately centered on the subject property's Buck Island Road frontage. A subsequent Traffic Impact Analysis (TIA) commissioned by the applicant found that based on this proposed access configuration all study area intersections are projected to operate acceptably during the AM and PM peak hours in the 2025 No Build and 2025 Build conditions. The TIA further notes that it is the Applicant's responsibility to coordinate with the Town and SCDOT staff on driveway locations and design details.

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. Water and sewer currently exist adjacent to the site. Potable water, water for the buildings fire sprinkler systems and water to the proposed fire hydrants located on site will be provided by connecting into the existing 10" water main located on Buck Island Road and a second connection will be made to the existing 8" water main that runs along the northern boundary of the

property. For the front three buildings, sewer will be extended by connecting a proposed 8" water main into an existing sewer manhole located on the northern property line. For the rear building, a proposed 6" lateral will connect to an existing sewer line located along the western property line.

Finding. Stormwater design will be based on the Town of Bluffton's Stormwater Design Manual. The preliminary stormwater design consists of collecting stormwater from the parking areas, roads and buildings and directing this run-off to a proposed stormwater pond and existing wetland area. The proposed stormwater pond and existing wetland area will be designed to attenuate the post development run-off and to provide quality treatment for the removal of pollutants.

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 have been met and recommends that the Planning Commission approve the application with the following condition:

1. Provide 9 accessible parking spaces, including 2 van-accessible space at time of final development plan submittal (ICC A117.1 2017 Edition and IBC 2018 Edition).

ATTACHMENTS:

1. Application & Project Narrative
2. Vicinity Map

3. Site Development Plan and ALTA Survey
4. DRC Comments & Original Site Plan
5. Response to Comments
6. SCDOT Correspondence (September 2021)
7. Traffic Impact Analysis
8. Applicant's Supplemental Information