

PLANNING COMMISSION



STAFF REPORT DEPARTMENT OF GROWTH MANAGEMENT

MEETING DATE:	June 22, 2016
PROJECT:	Parcel 10A & 10B Initial Master Plan MP-5-16-9654
PROJECT MANAGER:	Patrick Rooney, ASLA, Interim Growth Management Director

REQUEST: The Applicant, University Investments, LLC requests that the Planning Commission review and recommend approval of the Initial Master Plan for Parcels 10A and 10B within the Buckwalter PUD.

BACKGROUND: The Town of Bluffton approved the Concept Plan for the Buckwalter PUD in April 2000. The Buckwalter Concept Plan, Development Agreement and associated Amendments define the allowed land uses, development rights, and development standards that are the binding framework for this Master Plan Application. The Development Standards provided in Section 5.8.8 of the Buckwalter PUD requires that a Master Plan be provided for all or any portion of the PUD property to be developed. The Master Plan shall include, but not limited to the following:

1. Proposed arrangement of land uses including approximate acreages of uplands and wetlands, proposed type of use (if known), and proposed density for residential tracts.
2. The location of existing wetlands, wetland buffers and flow of watercourses within the tract.
3. Vicinity Map showing the general relationship of the proposed development to the surrounding areas, proposed access roads and identification of ownership and use of adjacent parcels contiguous to the development property.
4. Conceptual street layout illustrating proposed vehicular and pedestrian circulation.
5. Preliminary Master Drainage Plan

Parcel 10A and 10B is approximately 89 acres and located within the Sand Hill and Buckwalter Commons Planning Tracts of the Buckwalter PUD. The site is currently undeveloped and bounded on the south by Bluffton Parkway, on the north by Parkside, on the east by Buckwalter Place and on the west by undeveloped properties and Hampton Parkway.



The adopted Bluffton Parkway Access and Management Plan identify two access locations along Bluffton Parkway. A secondary eastern access to Parcel 10A is proposed to connect to Buckwalter Place Boulevard.

Other than the proposed Memory Care Center illustrated on the southern portion of Parcel 10A, the remaining land uses are unknown at this time and will be forthcoming at the time of Development Permit Applications. Future development parcels are subject to the uses permitted within the Buckwalter PUD for the underlying planning tracts. Site development within the Buckwalter PUD is governed by the Development Standards included as part of the original Concept Plan approval. University Investments, LLC will control internal site and building standards through the use of architectural guidelines and restrictive covenants to be provided to the Town with the initial Development Plan review.

On May 31, 2016, the Development Review Committee (DRC) reviewed a Preliminary Application DP-5-16-9654 for the proposed Master Plan for Parcel 10A and 10B. Staff comments were provided to the Applicant at the May 31, 2016 DRC hearing and are attached to this application.

Section 3.9.2 of the UDO requires that all Master Plan applications be reviewed by the Planning Commission and Town Council.

PLANNING COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.C.5 of the Unified Development Ordinance and the Planning Commission Resolution Delegating Development Plan Review Authority to the Development Review Committee, the Planning Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions;
3. Deny the application as submitted by the Applicant; or
4. Remand the application back to the DRC for continued review and action.

REVIEW CRITERIA & ANALYSIS: Town Staff and Planning Commission are required to consider the criteria set forth in Section 3.9.3 of the Unified Development Ordinance (UDO) in assessing an application for a Master Plan Amendment. These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. **Section 3.9.3.B. Promotion of and consistency with the land use goals, environmental objectives and overall intent of the policies within the Comprehensive Plan.**

Finding. The application appears to be consistent with the goals and implementation strategies outlined in the following sections of the Comprehensive Plan:

The Land Use Element within the Comprehensive Plan provides a vision that suggests a balance of land uses to ensure a high quality of life, business opportunity, environmentally protected areas and proper placement of residential uses. This Initial Master Plan proposes a mix of residential and commercial uses that will stimulate economic growth and contribute to the Town's Goal of being a sustainable community with a diversified tax base to support Town facilities and services. While this Master Plan proposes future development flexibility, the Town receives benefits including long-term predictability and a higher level of amenities, open space, road improvements, infrastructure and environmental preservation than what could be otherwise obtained through traditional zoning approvals.

The Natural Resources Element of the Comprehensive Plan encourages the protection of wetland resources and habitats to sustain the vitality, function and beauty of Bluffton's natural heritage. This Master Plan proposes to preserve existing wetlands and conforms to required buffers to protect the existing wetlands to the greatest extent possible. In addition, any development within Parcel 10A and 10B will be required to comply with the Buckwalter PUD Development Standards for Stormwater and Tree Preservation. These factors will ensure consistency with the Comprehensive Plan in regards to the preservation of wetlands, habitat, tree preservation and buffers.

The Transportation element of the Comprehensive Plan promotes vehicular and pedestrian connectivity with adjacent properties and roadway infrastructure. This plan proposes some connectivity to Bluffton Parkway, Buckwalter Place Boulevard and between Parcel 10A and 10B. However, the application is generally silent on any additional connectivity to adjacent property to the north and west or any trail or sidewalk networks throughout the Master Plan.

2. Section 3.9.3.C. Consistency with the intent of the Planned Unit Development Zoning District as prescribed in this Ordinance.

Finding. This Application proposes a mix of uses and development standards that will create the type of development that is consistent with the intent of the Planned Unit Development Zoning District as prescribed in the Unified Development Ordinance.

The Unified Development Ordinance describes the proposed character of Planned Unit Development as “mixed use master planned communities”. These PUD’s allow more flexibility in development than could otherwise be achieved through strict application of the UDO, and will result in improved design, character and quality of a walkable mixed-use. The demonstrated benefits of Planned Unit Development such as the Buckwalter PUD include;

- a. Preservation and/or substantial enhancement of significant natural features and usable open space.
- b. Incorporation of a complementary mixture of uses or a variety of housing types.
- c. Economic development through the creation of primary jobs.

3. Section 3.9.3.D. As applicable, consistency with the provisions of the associated Development Agreement and/or PUD Concept Plan.

Finding. This Application proposes a mix of permitted uses and compliance with development standards and density prescribed within the Buckwalter PUD and Development Agreement. This Application will also comply with any Amendments adopted since the original Concept approval including any traffic mitigation requirements. As a result, the Application is consistent with the intent of the Buckwalter Concept Plan and Development Agreement.

4. Section 3.9.3.E. Compatibility of proposed land uses, densities, traffic circulation and design with adjacent land uses and environmental features, as well as the character of the surrounding area.

Finding. The application does not propose any modifications to the approved land uses, density, traffic circulation, or overall site design. Conformance with approved access locations and compliance with wetland preservation requirements, tree coverage, roadway buffers and stormwater methods are consistent with the approved Concept Plan and character of the surrounding area.

5. **Section 3.9.3.F.** Ability 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 application does not propose any major modifications to the approved land uses, density, or impacts to public services and infrastructure. Water, sewer, electric, gas, and telecommunication services are available along Bluffton Parkway and Buckwalter Place Boulevard and can be extended to the site. Service letters have been supplied from the utility companies to the Applicant. The Parcel 10A and 10B is within the Bluffton Fire and Police jurisdiction and service area. A traffic study was provided with the Buckwalter PUD and will be updated as needed during the Development Plan Review process. Traffic mitigation and intersection improvements were identified at the time of original approval and with subsequent amendments. Any outstanding traffic improvement requirements will be addressed with future Development Plan Review Applications for Parcels 10A and 10B.

6. **Section 3.9.3.G.** Demonstration of innovative site planning techniques that improves upon the standards in other allowable Town of Bluffton zoning districts with the purpose of enhancing the Town of Bluffton's health, safety and welfare.

Finding. The proposed Stormwater Master Plan is designed to preserve existing freshwater wetlands and filter storm water through a lagoon system, or equivalent Best Management Practices (BMP), prior to being released to proposed surface waters or wetlands. The BMP stormwater treatment will meet or exceed the requirements set forth in the Town of Bluffton's Storm Water Manual. Also, during Development Plan Review process, the Applicant will be required to meet or exceed the minimum tree coverage and open space standards established with the Buckwalter PUD. The Applicant will also be encouraged to preserve significant stands of hardwood trees and improve vehicular and pedestrian traffic circulation patterns where possible. As a result of these measures, this proposed development will help ensure the health, safety and welfare of the end users.

7. **Section 3.9.3.H.** Ability of the site to sufficiently accommodate the densities and land use intensities of the proposed development.

Finding. This Application does not propose any modifications to the approved density, land use, roadways or wetland impacts then what was previously approved with the Buckwalter PUD and Development Agreement. As a result the application is consistent with this requirement.

8. **Section 3.9.3.I.** Conformance with adopted or accepted plans, policies, and practices of the Town of Bluffton.

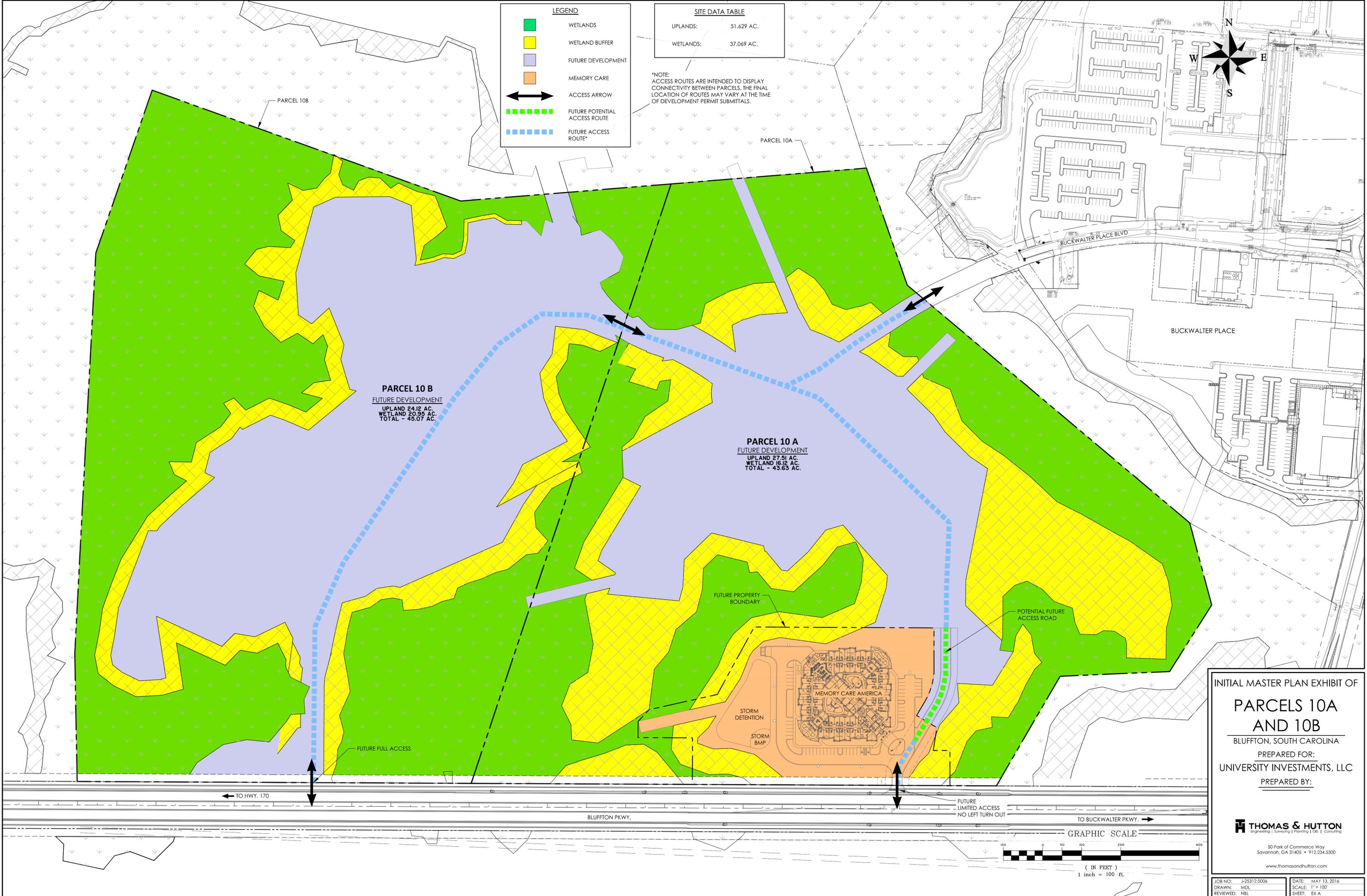
Finding. The application is in conformance with adopted and accepted plans, policies, and practices of the Town of Bluffton, particularly the Town of Bluffton Comprehensive Plan, PUD Zoning District, Buckwalter PUD, Development Agreement and Bluffton Parkway Access Management Plan as referenced earlier. As a result the application is consistent with this requirement.

STAFF RECOMMENDATION: Staff finds that the requirements of Section 3.9.3 have been met and recommends that the Planning Commission approve the application with the following conditions:

1. All Development Review Committee comments set forth in the May 31, 2016 Staff Report must be addressed.
2. Design Guidelines must be provided for staff review and approval prior to any further Development Plan Review.
3. Donation of pro-rata share for expenses related to the Hampton Lake – Bluffton Parkway traffic signal as required by the 4th Amendment of the Buckwalter Development Agreement.

ATTACHMENTS:

1. Proposed Initial Master Plan – Parcel 10A & 10B
2. Parcel 10 A & 10B Aerial Map with Adjacent Properties
3. Buckwalter PUD Master Plan
4. DRC Staff comments



INITIAL MASTER PLAN EXHIBIT OF
**PARCELS 10A
AND 10B**
BLUFFTON, SOUTH CAROLINA
PREPARED FOR:
UNIVERSITY INVESTMENTS, LLC
PREPARED BY:

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

JOB NO: J-25312.0006	DATE: MAY 13, 2016
DRAWN: MDL	SCALE: 1" = 100'
REVIEWED: NBL	SHEET: EX A



PLAN REVIEW COMMENTS FOR MP-05-16-009654

Town of Bluffton
 Department of Growth Management
 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
 Telephone 843-706-4522
 PARCELS 10A AND 10B

Plan Type: NA **Apply Date:** 05/13/2016
Plan Status: Active **Plan Address:**
Case Manager: Pat Rooney **Plan PIN #:** R610 029 000 0788 0000
Plan Description: The Applicant is requesting approval of an Initial Master Plan for Parcel 10A and 10B SW of Buckwalter Place on Bluffton Parkway.
 Status: Comments provided at 5/31/16 DRC meeting
 Status: Awaiting resubmittal.

Submission #: 1 Received: 05/23/2016 Completed: 06/08/2016

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Police Department Review	05/26/2016	Jonathan Garcia	Not Required
Beaufort Jasper Water and Sewer Review	05/26/2016	Dick Deuel	Approved
Comments: 1) No comments received			
Building Safety Review	05/26/2016	George Owens	Approved
Fire Department Review	05/26/2016	Dan Wiltse	Approved
Comments: 1) no comments received			
Planning Commission Review	05/26/2016	Theresa Thorsen	Approved
Planning Review - Address	05/23/2016	Theresa Thorsen	Approved
Comments: 1) Addressing will be provide prior to Final Development Plan.			
Planning Review - SR	05/26/2016	Pat Rooney	Approved
Comments:			

1) Master Plan: It is understood that development of the future development tracts is unknown at this time and subject to change, however, the Master Plan detail is limited and must include some indication of the conceptual main road system layout and approximate development tracts. The spine road system is important to show the master plan intent regarding connections to adjacent roadways, and access to external and interior development parcels. (Buckwalter PUD Ordinance, Attachment 1, Tab 5, Section 5.8.8)

2) Bluffton Parkway Access:

a. The proposed access points appear to align with the 2007 Access Management Plan for Bluffton Parkway. Verify location, type, configuration and conformance with Colin Kinton at Beaufort County Engineering and provide documentation regarding Beaufort County's consent to the proposed access to Bluffton Parkway. In addition, provide documentation in the narrative that addresses any traffic mitigation responsibilities and participation requirements for future intersection signalization and improvements on Bluffton Parkway.

b. The proposed eastern access configuration appears to contain a very difficult transition into and out of the proposed Memory Care America site. The drop off and parking access encroaches into the right-of-way and creates some awkward intersections and traffic circulation right at the entry into the development of Parcel 10A. Although these details will be addressed in Development Plan Review, the Staff prefers that the ROW be separated from the Memory Care America development tract and requires that this area be restudied and the Master Plan revised. (ZDSO 90/3 Section 5.2.1.6)

3) Pursuant to the Buckwalter PUD Attachment 1, Tab 5, Section 5.8.8.M.4 provide any Covenants and Restrictions, Design Guidelines and site planning standards that would further clarify the proposed character of the development. The Applicant shall provide proposed street sections and/or narrative details of the main spine roads to clarify the proposed configuration and character of the main collector streets including proposed street trees and sidewalks.

4) Stub Roads: The Master Plan appears to indicate a stub road to the boundary with Buckwalter Place, but the access to the north at Parkside is undefined. Staff strongly recommends pedestrian and emergency access connectivity to the Parkside Parcel. (ZDSO Section 5.2.1.6)

5) Narrative Text: On page 2 of the development narrative paragraph two, second sentence add the following after the words "University Investments LLC reserves the right to specify the proposed land use," add the words "subject to the land uses permitted within the Buckwalter PUD for the underlying planning tracts,"

Stormwater Review	05/26/2016	William Baugher	Approved
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Transportation Department Review	05/26/2016	Pat Rooney	Approved
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Comments:

1) No comments received

Plan Review Case Notes:

CONCEPT MASTER PLAN

For:
Buckwalter
PLANNED UNIT DEVELOPMENT

Bluffton, South Carolina

Prepared For:
Branigar Organization
Savannah, Georgia



A company of
INTERNATIONAL PAPER

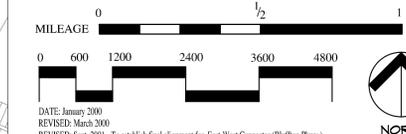
Prepared By:
Wood+Partners, Inc.
Landscape Architects/Land Planners
Hilton Head Island, South Carolina
Thomas & Hutton Engineering Co.
Savannah, Georgia

LEGEND:

- ROADS / PUBLIC RIGHT-OF-WAY
- INTERSECTION/ ACCESS POINTS
- EXISTING DIRT ROADS
- STREAMS / WATER CHANNELS
- LAND USE TRACT LIMIT
- LEISURE TRAIL

PUD LAND USE AREAS

- RESIDENTIAL
- COMMERCIAL
- PUBLIC/INSTITUTIONAL
- WETLANDS
- TIMBER MANAGEMENT
- OCRM CRITICAL AREA
- DEDICATED PUBLIC PARK



- DATE: January 2000
 REVISED: March 2000
 REVISED: Sept. 2001 - To establish final alignment for East-West Connector (Bluffton Pkwy.)
 REVISED: October 2001 - To provide leisure trail along East / West Connector
 REVISED: May 2002 - Property addition to the Sand Hill Tract
 REVISED: August 2002 - Property addition to the Sand Hill Tract
 REVISED: October 2004 - Property addition to Sand Hill Tract & Buckwalter Commons
 REVISED: December 2004 - Property addition to the Sand Hill Tract
 REVISED: May 2005 - Hampton Parkway addition
 REVISED: July 2005 - Jones Tract addition
 REVISED: October 2005 - Rose Dhu Phase 2 addition
 REVISED: January 2006 - Jacoby addition
 REVISED: May 2007 - Buckwalter Commons
 REVISED: November 2007 - Willow Run Tract
 REVISED: February 2008 - Unit Counts
 REVISED: March 23, 2009 C-1 278 Parcel
 REVISED: November 2011 - Buckwalter 10th Amendment - Robertson Site
 REVISED: February 2012 - Modified Bluffton Parkway Phase 5B Alignment
 REVISED: October 2012 - Modified Sand Hill Tract/Buckwalter Commons Connector Tract to add 70 Acres into Buckwalter Commons

DEVELOPMENT SUMMARY

DENSITY SUMMARY

LAND USE TRACT	TOTAL ACRES	DWELLING UNITS	DU/ACRE
SAND HILL TRACT	1291 AC	14266 DU	11.1 DU/AC
BUCKWALTER COMMONS	1161 AC	12094 DU / 3000 HOTEL UNITS	11.8 DU/AC
EASTERN TRACT	1682 AC	1918 DU	1.13 DU/AC
WESTERN TRACT	1831 AC	1835 DU	1.0 DU/AC
SOUTHERN TRACT	1148 AC	1311 DU	1.14 DU/AC
ROSE DHU TRACT	1325 AC	1118 DU	0.84 DU/AC
PUBLIC/ INSTITUTIONAL	143 AC	10 DU	0.07 DU/AC
DEDICATED PUBLIC PARK	143 AC	10 DU	0.07 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	1198 AC	10 DU	0.01 DU/AC
TIMBER MANAGEMENT	111 AC	10 DU	0.09 DU/AC
TOTAL	16701 AC	18642 DU	1.14 DU/AC

MAXIMUM ALLOWED DENSITY

SINGLE FAMILY RESIDENTIAL 8 DU/AC
 MULTI-FAMILY RESIDENTIAL 16 DU/AC
 HOTEL/INBED AND BREAKFAST, INTERVAL OWNERSHIP/TIME SHARING, INSTITUTIONAL, PROPERTIES OR GUESTHOUSE SHALL NOT HAVE A SPECIFIED DWELLING UNIT PER ACRE MAXIMUM.

MAXIMUM DWELLING UNITS

DU COUNT SHALL NOT EXCEED 0.642 DU

ACREAGE SUMMARY

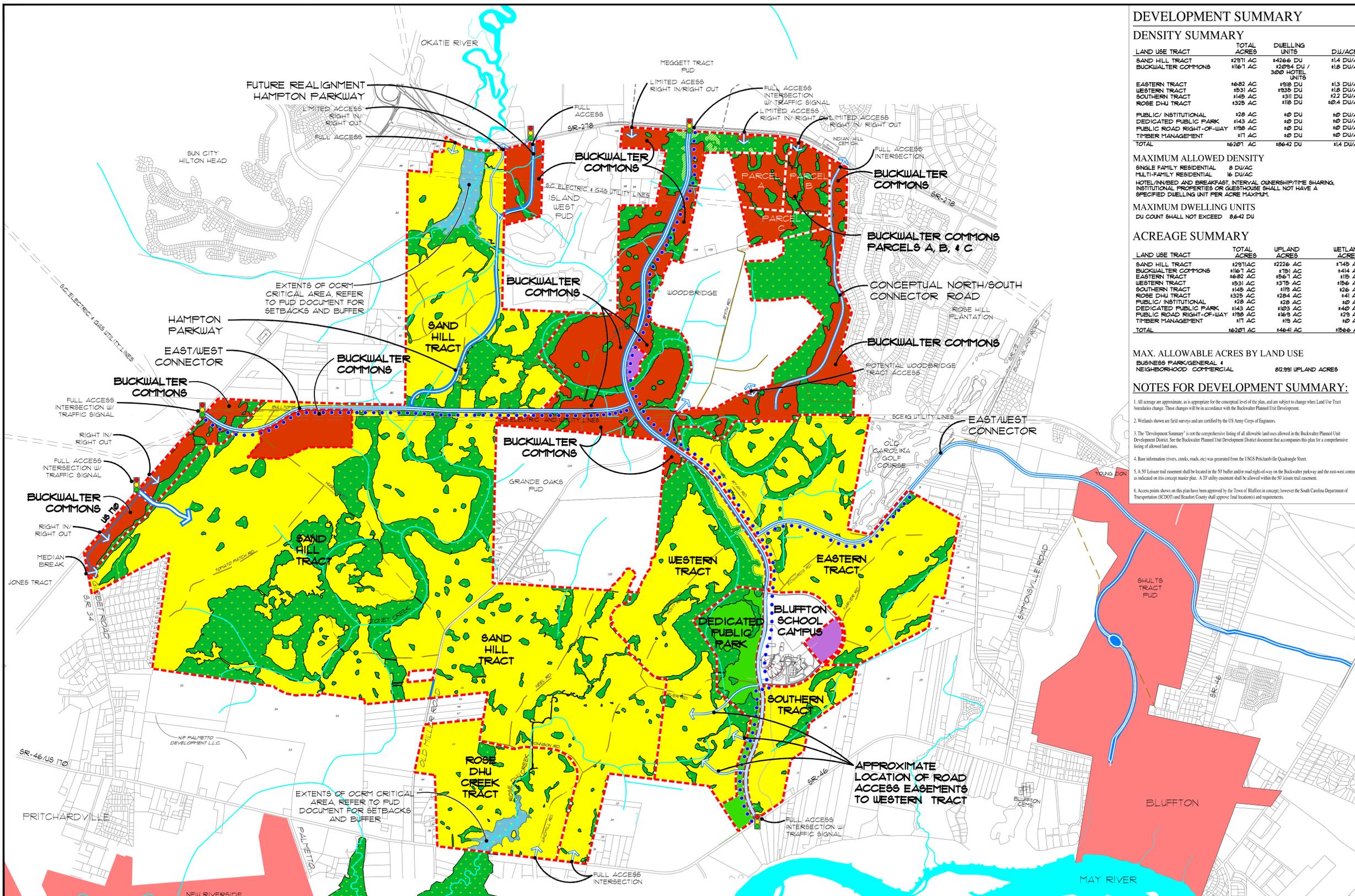
LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
SAND HILL TRACT	1291 AC	1222.6 AC	114.8 AC
BUCKWALTER COMMONS	1161 AC	1191 AC	141.4 AC
EASTERN TRACT	1682 AC	1567.1 AC	119.6 AC
WESTERN TRACT	1831 AC	1719 AC	116.6 AC
SOUTHERN TRACT	1148 AC	1113 AC	126 AC
ROSE DHU TRACT	1325 AC	1284 AC	141 AC
PUBLIC/ INSTITUTIONAL	143 AC	128 AC	18 AC
DEDICATED PUBLIC PARK	143 AC	129 AC	14 AC
PUBLIC ROAD RIGHT-OF-WAY	1198 AC	1163 AC	123 AC
TIMBER MANAGEMENT	111 AC	113 AC	10 AC
TOTAL	16701 AC	14641 AC	1566 AC

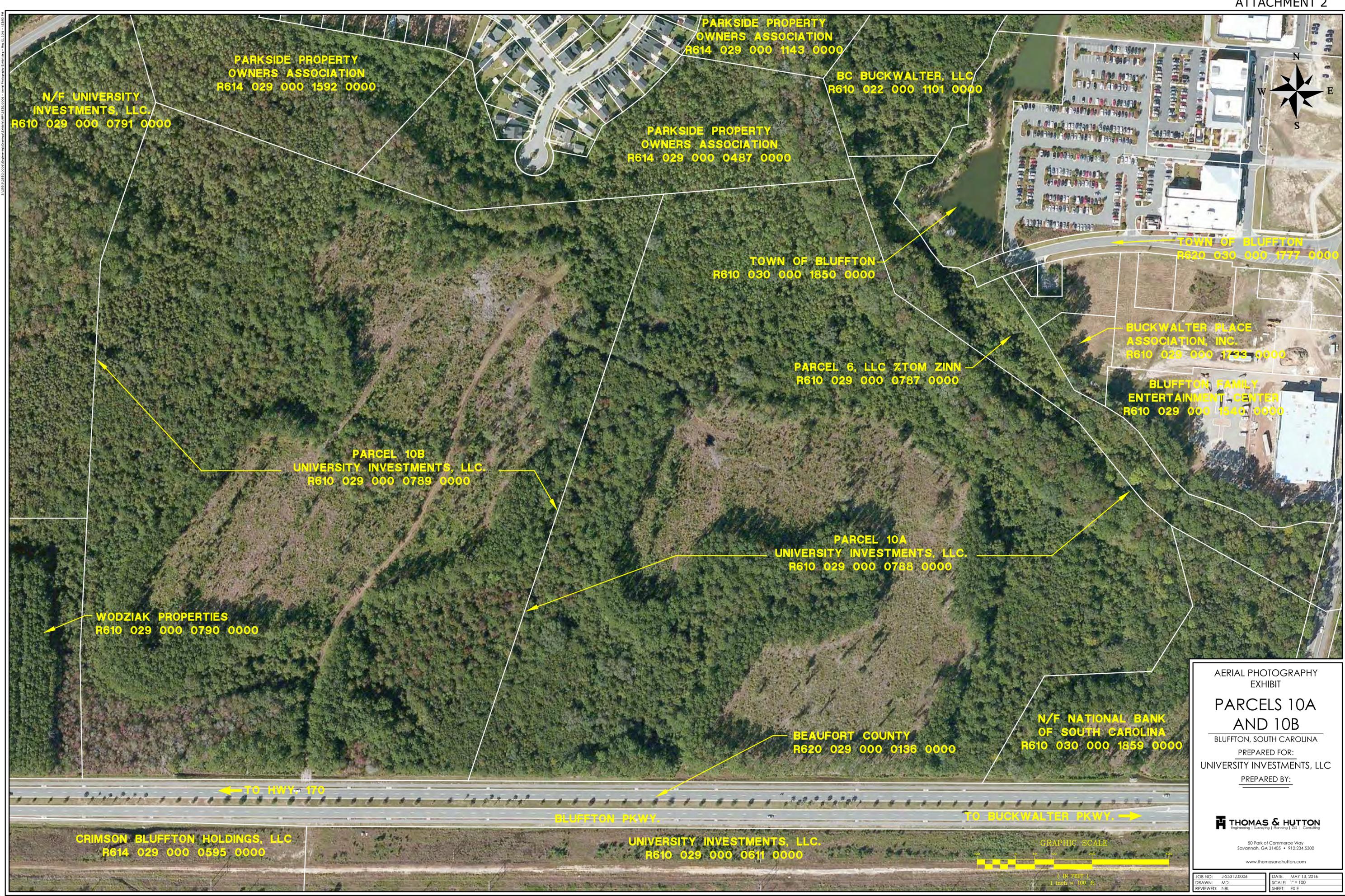
MAX. ALLOWABLE ACRES BY LAND USE

BUSINESS PARK/GENERAL 4
 NEIGHBORHOOD COMMERCIAL 812.991 UPLAND ACRES

NOTES FOR DEVELOPMENT SUMMARY:

- All acreage are approximate, as is appropriate for the conceptual level of the plan, and are subject to change when Land Use Tract boundaries change. These changes will be in accordance with the Buckwalter Planned Unit Development.
- Wetlands shown are field surveys and are certified by the US Army Corps of Engineers.
- The "Development Summary" is not the comprehensive listing of all allowable land uses allowed in the Buckwalter Planned Unit Development District. See the Buckwalter Planned Unit Development District document that accompanies this plan for a comprehensive listing of allowed land uses.
- Base information (rivers, creeks, roads, etc) was generated from the USGS Peachtreeville Quadrangle Sheet.
- A 50' Leisure trail easement shall be located in the 50' buffer outside road right-of-way on the Buckwalter parkway and the east-west connector as indicated on this concept master plan. A 20' utility easement shall be allowed within the 50' leisure trail easement.
- Access points shown on this plan have been approved by the Town of Bluffton in concept; however the South Carolina Department of Transportation (SCDOT) and Beaufort County shall approve final locations and requirements.





2:15:15 12/15/2016 12:00:00 PM - Aerial Photography Exhibit - May 12, 2016 - 10:15 AM

AERIAL PHOTOGRAPHY
EXHIBIT

PARCELS 10A AND 10B

BLUFFTON, SOUTH CAROLINA

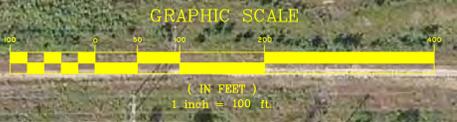
PREPARED FOR:
UNIVERSITY INVESTMENTS, LLC

PREPARED BY:

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

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JOB NO: J-25312.0006	DATE: MAY 13, 2016
DRAWN: MDL	SCALE: 1" = 100'
REVIEWED: NBL	SHEET: EX E



CRIMSON BLUFFTON HOLDINGS, LLC
R614 029 000 0595 0000

UNIVERSITY INVESTMENTS, LLC.
R610 029 000 0611 0000

← TO HWY. 170

BLUFFTON PKWY.

TO BUCKWALTER PKWY. →