

City of Beaufort Department of Planning and Development Services

M E M O R A N D U M

TO: Scott Dadson, City Manager

FROM: Libby Anderson, Planning Director

DATE: November 12, 2014

SUBJECT: Revision to Marsh Gardens Planned Unit Development Ordinance

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303 Associates has submitted an application (attached) to amend the Marsh Gardens Planned Unit Development (PUD). The Marsh Gardens PUD was adopted in January 2001. In February 2011, the PUD was amended to add an additional parcel to the PUD located at the corner of Greenlawn Drive and Pearl Street, and to revise the design standards to add a new lot type that addresses the Boundary Street frontage and facilitated the development of the Olive Garden building.

The original PUD permitted a 125 room hotel, a 9,000 square foot meeting center, 142,5000 square feet of commercial development, and 24 residential units (see attached Regulating Plan dated December 2000). The developer, 303 Associates, is now proposing to amend the PUD to:

- delete the meeting center from the development;
- add additional residential units to permit a total of 60 units in the PUD;
- revise the master plan (map) to reflect the current proposed plan; and
- clarify that the term “mixed use” includes residential uses.

Staff recommends approval of the proposed changes. Marsh Garden is in the Boundary Street Redevelopment District. Residential uses, particularly multifamily units, are strongly encouraged as a means of supporting current and additional commercial development in the Boundary Street corridor. In today’s parlance, the term “mixed use,” as in a “mixed use building,” means ground floor commercial uses with residential units on one or more upper floors. Permitting residential units on Lot Types A/B in the master plan, (designated as “Mixed Use”), is appropriate, and in fact, the Burnside Building, located on Burnside Drive in the PUD, has seven upstairs residential units.

The Beaufort--Port Royal Metropolitan Planning Commission will consider this ordinance amendment at their meeting on November 17.

Land Use Table

Lot Use	Lot Type	Sq. Ft.	Acres
1. Residential (Including Internal parking)	D	44,124	1.01
2. Hotel	A	25,634	0.59
3. Mixed-use (Commercial/Retail/Office)	A/B	67,775	1.56
4. Meeting Center Site*	C	26,160	0.60
5. Utility Structure	-	800	0.02
Total Gross Lot Area		164,393	3.78
Parking and Roads Including R.O.W.		255,312	5.86
(Not including residential internal parking)		184,708	4.24
Parks and Nature Areas		604,413	13.88
Total Site Area			100%

* Includes utilization of existing structure

Permitted Building

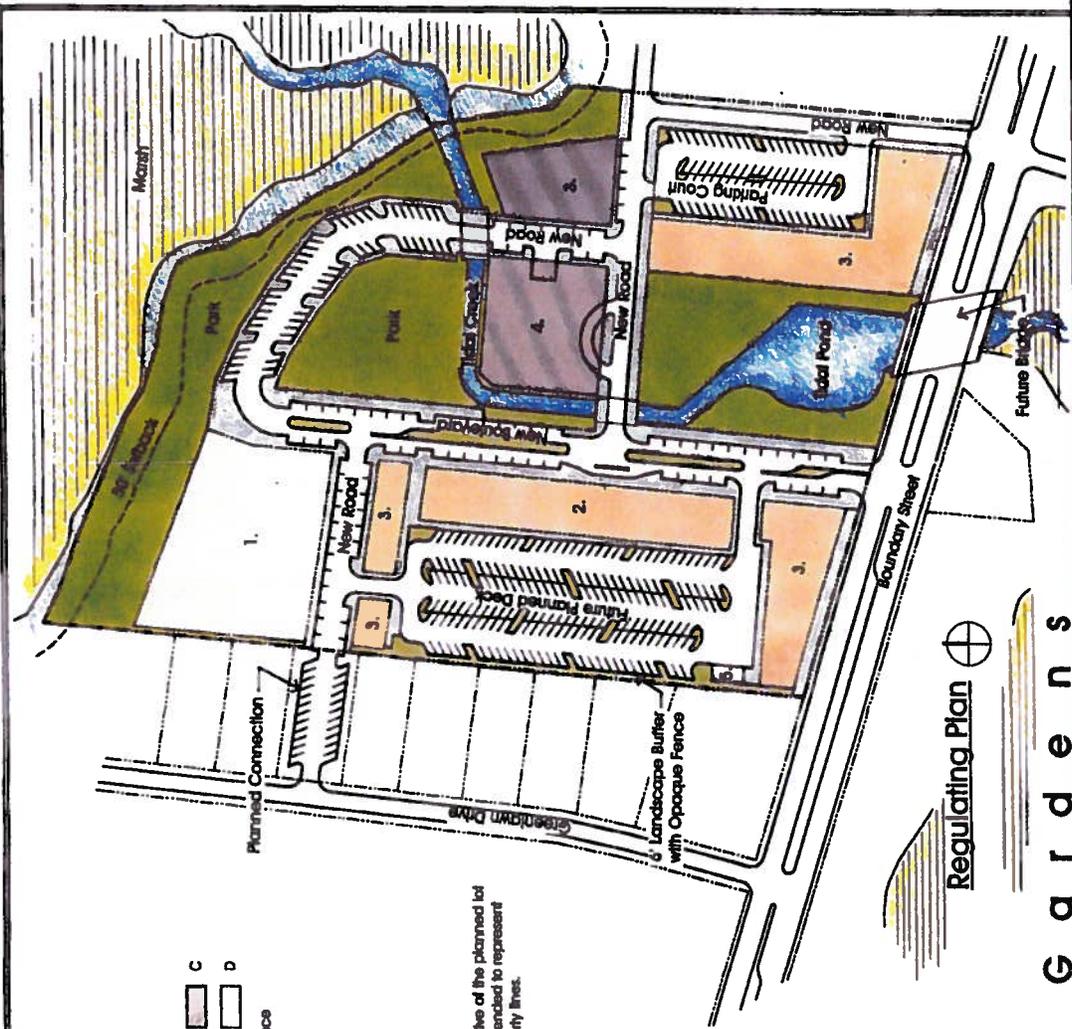
Building Area	Gross Area (sq. ft.)
1. Residential (Including Internal parking)	24 units
2. Hotel (125 rooms)	65,000
3. Mixed-use (Commercial/Retail/Office)	190,000
4. Meeting Center*	12,000
5. Utility Structure	800

* Does not include services, storage, or outdoor space

Parking Analysis (as per Required City Zoning Ordinance)

Permitted Building Area	Modifier	Required
1. Residential (24 units)	1.75 per unit	42
2. Hotel (125 rooms)	1.0 per room	125
3. Mixed-use (142,500 net sq. ft.)	1.0 per 300 sq. ft.	475
4. Meeting Center (9,000 net sq. ft.)	1.0 per 300 sq. ft.	30
5. Utility Structure	N/A	n/a
Parking Required		672 spaces
Allowable 25% reduction (Section 5-4205.h.3)		(168)
Total Parking Required		504
Provided Parking		261
Surface lots		161
On-street		24
Residential Internal parking		446 spaces
Total Parking Provided		(58) spaces
Net Surplus (Deficit)		(58) spaces

Notes:
 1. Future planned parking deck provides approximately 260 additional parking spaces



Regulating Plan

M a r s h G a r d e n s

Studio 3 Architects
 PLLC
 ARCHITECTS
 Architecture / Urban Design

A Mixed-use Redevelopment
 Beaufort, South Carolina
 P.U.D. Submittal - December 13, 2000

Prepared for:
 303 ASSOCIATES, LLC

APPLICATION

\$ PAID
10/22/14 CR

City of Beaufort
Department of Planning & Development Services
1911 Boundary Street
Beaufort, South Carolina 29902
Phone (843) 525-7011 / Fax (843) 986-5606

Application Fee
\$400

Revised - August 2010

APPLICATION FOR UNIFIED DEVELOPMENT ORDINANCE AMENDMENT

OFFICE USE ONLY: Application #: ZA14-12 Date Received: 10/21/14

Applicant: 303 Associates, LLC

Phone #: (843) 521-9000 Fax #: (843) 379-9545

E-Mail Address: ctw@303associates.com and dstewart@303associates.com

Address: 2015 Boundary St, Suite 300
Beaufort, SC 29902

List sections of Unified Development Ordinance proposed to be changed: This is an
amendment to the existing Marsh Gardens PUD.

Reasons for requesting amendment: See attached

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application: ___ Yes No

Applicant signature: Courtney Vance Date: 10/21/14

MARSH GARDENS PUD AMENDMENT
October 2014

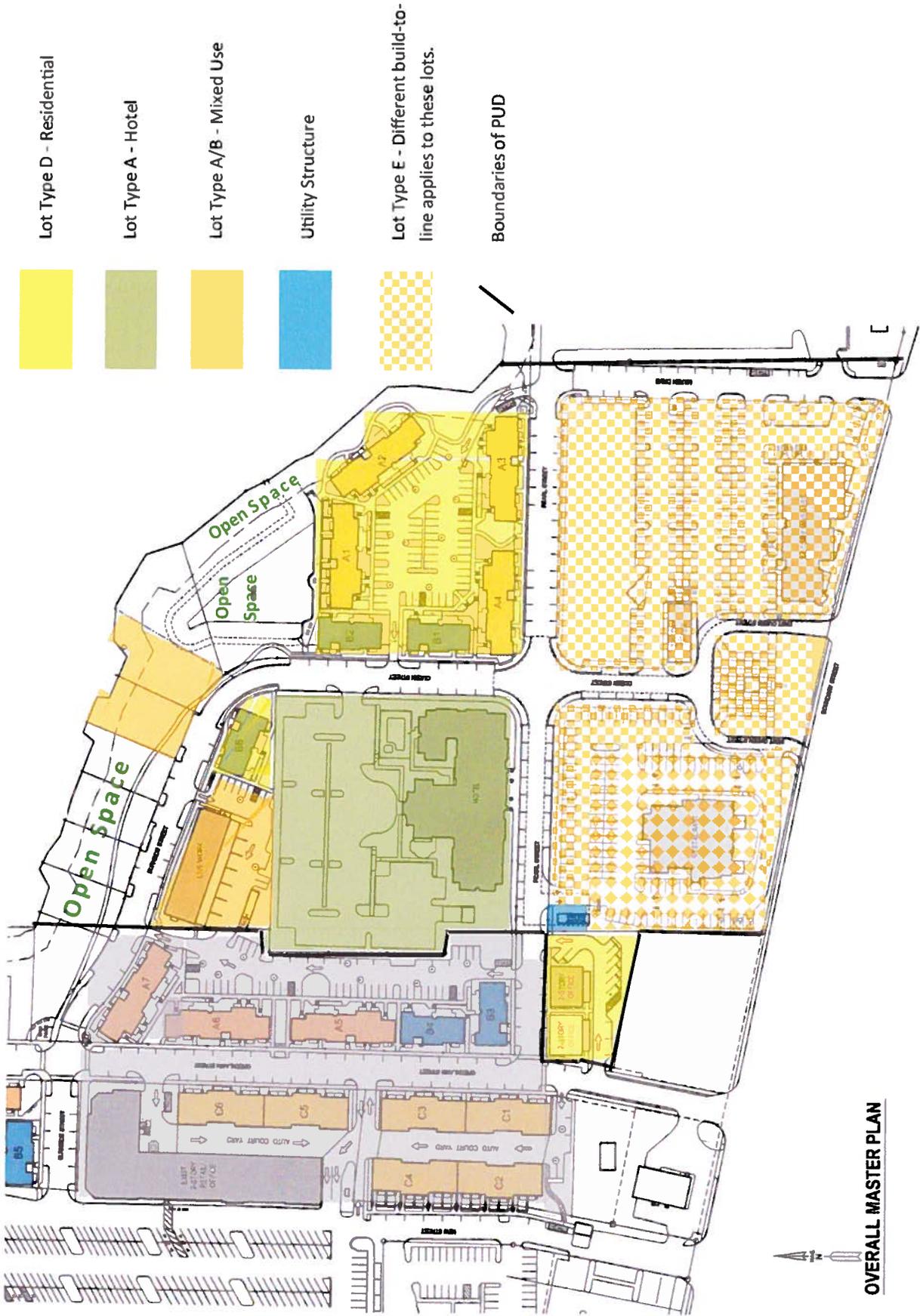
This amendment to the Marsh Gardens PUD is intended to reflect changes in the local conditions, support the Boundary Street Redevelopment Plan as approved by the City of Beaufort, and provide for phasing development to meet market demands as encouraged by the City's 2009 Comprehensive Plan.

A hallmark of the original Marsh Gardens PUD was a Meeting Center. At the time the PUD was drafted and approved (2000/2001), conventional wisdom was the City of Beaufort required a meeting and conference facility. Feasibility studies conducted since that time have determined a meeting and conference facility of the size contemplated by the PUD would not be supported by the Beaufort market. However, there is a desire for more residences within the City of Beaufort. As such, we propose replacing the space allocated for the Meeting Center with residential space.

The PUD shall specifically be amended as follows:

1. Lot Type C (Meeting Center), and its associated permissions (.60 acres gross lot area) shall be deleted.
2. The original Marsh Gardens PUD provided for some residential (Lot Type D). Given the elimination of the Meeting Center and the market demand for in-town housing, additional residential shall be added to replace the Meeting Center build-out.
3. Lot Type D (Residential with internal parking) shall apply to Parcel B and a portion of Parcel C in a general configuration as shown below on the conceptual site plan.
4. This shall provide for 3.0 acres / 60 residential units.
5. Lot Type A/B – Mixed Use, shall be clarified so that residential may be a permissible use on upper stories.

Exhibit 1 - Lot Type Map



OVERALL MASTER PLAN

MARSH GARDENS PUD MASTER PLAN REVISIONS

303 ASSOCIATES - BEAUFORT, SC

10.17.2014

coast
architects