

City of Beaufort Department of Planning and Development Services

MEMORANDUM

TO: Scott Dadson, City Manager

FROM: Libby Anderson, Planning Director

DATE: September 18, 2014

SUBJECT: Boundary Street Redevelopment District Ordinance Revisions

=====

Section 6.8 of the Unified Development Ordinance addresses building and development standards in the Boundary Street Redevelopment District. City Council requested that Planning Staff review the Boundary Street Ordinance and recommend changes to provide more flexibility and clarity within the code. Staff is recommending several revisions to accomplish these goals. In addition, staff has proposed a number of changes designed to facilitate and stimulate investment in the district by reducing building costs while maintaining the goal and design intent of the ordinance. The Boundary Street Project is getting ready to begin construction within the next six months, so this is a good time to address any areas that could be improved to spur investment in this corridor. The code and street sections are designed to work together, and now Phase I of the Boundary Street section is coming to fruition. The desire of the city is to see the private investment keep pace with the publicly-funded infrastructure. We believe that these code adjustments can help accomplish that.

A number of changes to the Boundary Street Code have been proposed. Half of those are simple text clarifications. Eleven minor changes are proposed. About the same number of major changes are recommended and address the following areas:

- **Appeal Process** – Staff is proposing changing the appeal body from the Planning Commission to the Design Review Board (DRB). The purpose of the DRB is to review plans for new construction outside the Historic District, and so it seems the appropriate board to consider appeals regarding design issues.
- **SC DOT Ownership** of the majority of the roads – Staff is proposing changes that give staff more flexibility to adjust the build-to lines to accommodate building frontages that are not currently permitted in the SC DOT right-of-way. These include colonnades, arcades, and balconies.
- **Two-Story Building Heights** – Staff is proposing to eliminate the two-story building height requirement for non-residential buildings and apply a taller minimum first floor height for one-story buildings. This would apply in all areas EXCEPT in a new two-story overlay zone, proposed to be located at the primary intersections of Ribaut Road and

Boundary Street, and Robert Smalls Parkway and Boundary Street. Mezzanines would be permitted to fulfill the two-story requirement in this area, and specific mezzanine standards are added to the code.

- **Frontage Requirements** –
 - A minimum frontage requirement was added, along with the associated definitions. This regulates the percentage of building that should be built along the street frontage at the setback or build-to line. Generally it's 60% in the more urban areas, and 40% in the less urban areas. Staff felt that this was very important since the code is focusing on creating urban places, and the amount of street frontage that is comprised of buildings is a key part of this. Minimum frontage requirements are common standards in form-based codes.
 - Frontage elements (e.g., arcades, colonnades, storefronts, porches, etc.) were consolidated and clarified to eliminate confusion between general glazing requirements, and glazing requirements for specific frontage types.
- **Glazing Requirements** - Glazing requirements were clarified to distinguish between residential and commercial buildings.
- **Maximum Parking Requirement** – this was added to the code, so it now has minimum and maximum parking standards. There are maximum parking requirements in City's standard zoning districts, so it seemed reasonable to apply these same standards to the Boundary Street zone.
- **Drive-Thru Special Exception** – these standards were updated and clarified.

In the attached ordinance revisions, ~~strikeout text~~ indicates wording to be deleted, and **highlighted text** indicates wording to be added. The amendments are also annotated to denote which type of modification is being proposed: **CLARIFICATION** – minor text change/addition; **CHANGE** – minor change; or **CHANGE** – major change.

Planning Commission Recommendation

The proposed changes to the Boundary Street Code were presented to the Beaufort--Port Royal Metropolitan Planning Commission at their meeting on September 15. The Commission asked that these changes be discussed in a workshop session which has been scheduled for October 1. A recommendation from the Planning Commission is anticipated at their regular meeting on October 20.

Please contact me with any questions.

Thank you.

attachments