

City of Beaufort Department of Planning & Development Services
DESIGN REVIEW BOARD (DRB) APPLICATION FORM

Important: Building Permit Applications must include a copy of the stamped plans

PAID
2/20/15

Fees - Office Use Only	
<input checked="" type="checkbox"/> Board review	\$200 per meeting
<input type="checkbox"/> Staff review	\$ 50
<input type="checkbox"/> Special Meeting	\$500
*Post Facto applications shall be twice the normal fee	

AP# 11167

PAID

Please TYPE or PRINT legibly

Date of Submittal: Feb 20th, 2015 **Design Review Board Meeting Date:** March 12, 2015

Project Name: Meridian Assisted Living

Project Address: _____

Property Zoning: Neighborhood Commercial

Tax Map/Parcel No.: R123 015 000 0915 0000

Project Developer: MCL Partners

Address: 156 Spanish Point Drive, Beaufort SC 29902

Phone/Fax/Email: 843 345 0824 / sam.levin234@gmail.com

Project Consultant: Vince Myers

Phone/Fax/Email: 732 393 5621 / VMyers@digrouparchitecture.com

Address: 15 Bethany Street, New Brunswick NJ 08901

Property Owner: MCL Partners

Address: 156 Spanish Point Drive, Beaufort SC 29902



Samuel M. Levin

Feb 20th, 2015

Owner's Signature

Owner's Name (Please Print)

Date

NOTE: If the developer is not the property owner, the owner must sign the application or provide a letter stating approval of the plan being submitted. Owner's signature required prior to final approval.

DESIGN REVIEW BOARD PROJECT REVIEW

- CONCEPTUAL REVIEW
- PRELIMINARY REVIEW
- FINAL REVIEW

15-04
DRB.1

STAFF PROJECT REVIEW

- CONCEPTUAL
- PRELIMINARY
- FINAL
- Non-Corridor (See Page #6)

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

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Beaufort. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.



Developer's Signature

Developer's Name (Please Print)

Date

2/20/15

DESIGN REVIEW BOARD (DRB) APPLICATION FORM

✓ **Project Narrative** ✓

Project Name: Meridian, Ladys Island

Provide a **Project Narrative**. (Please attach additional sheets if needed)

Our Project consists of an 80 bed Assisted Living Facility. The project will provide assisted l

Property Size in Acres: 2.002 acres

Proposed Building Use: Assisted Living

Building Square Feet: 44,000

Number of Parking Spaces Required: _____ Number of Parking Spaces Provided 53

Is the project a redevelopment project? No If yes, has 25% parking reduction been taken? _____

Are there existing buildings on site? No Will existing buildings remain or be removed? _____

APPLICATION SUBMITTAL REQUIREMENTS:

Board Review: 8 hardcopies of all documents + a digital copy must be filed by 12:00 noon on the deadline date.
Staff Review: 3 hardcopies of all documents are required to be submitted.

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant I
City of Beaufort Department of Planning & Development Services
1911 Boundary Street
Beaufort, South Carolina 29902
Phone: (843) 525-7011 / Fax: (843) 986-5606
E-Mail: jbachety@cityofbeaufort.org
Website: www.cityofbeaufort.org

PRELIMINARY CONCEPT - SITE PLAN

MARCH 03, 2015



80 BED ADULT CARE HOME
BEAUFORT, SOUTH CAROLINA

DI Group Architecture





**CITY OF BEAUFORT
DESIGN REVIEW BOARD
Staff Report
Meeting of March 12, 2015**

Case Number: 15-04 DRB.1
Project: Meridian Assisted Living on Lady's Island
Property Address: 93 Sea Island Parkway
Parcel #: R123-015-000-0915-0000
Zoning: Neighborhood Commercial
Design District: Lady's Island Village Center Design District
Type of Review: Conceptual Review – New Construction

Request:

The applicant is requesting to construct a new 44,000 SF, 80-bed Assisted Living Facility. The project is located on 2 acres on Lady's Island and is a part of the Hamilton Village development, behind the Hamilton Village commercial building, and adjacent to the condo building (see attached site location map).

Background:

This project has not appeared before the DRB before.

Zoning Issues:

This property is zoned to Neighborhood Commercial (NC) and is in the Lady's Island Village Center Design District.

Setbacks:

Front Setback	6'-12' Front Build-to Line
Side:	0'
Rear:	15'
Percent Impervious:	65%
Building Height:	50'

Applicable Guidelines:

- The Design District Standards in Section 6.6 of the UDO apply to this project
- The 2014 Civic Master Plan, p. 133 (attached) discusses this site. It recommends "higher density residential and limited commercial uses that would capitalize on the desirability of the waterfront location."

Staff Comments & Suggestions:

Site:

- Given that this property does not have direct frontage onto Lady's Island Drive, the front build-to line does not appear to be applicable for this location. The general building location and disposition is consistent with the Civic Master Plan.

- Vehicular Circulation: Staff appreciates the multiple connection points off of Sea Island Parkway and Sunset Boulevard. Any additional connections through adjacent properties should be explored.
- Pedestrian Circulation: The concept of keeping the waterfront open and providing a public access path is something that staff supports in all locations within the city. The sidewalk from the adjacent condos should be connected and tie into the pedestrian circulation around the building. The sidewalk should be extended to stub out at the adjoining property to the west. A sidewalk should be established to connect this development which the commercial uses on Sea Island Parkway. If possible, a sidewalk connection should be established out to both of the primary streets.
- Parking:
 - There is currently not formal parking on the parcel south of this one, along Sea Island Parkway. The parking layout as shown would not be able to be constructed as part of this project.
 - The UDO requires a minimum of 1 parking space per 2 beds, plus 1 space per staff person plus 1 space per 4 employees. This minimum can be exceeded by 140% so long as any excess spaces are pervious. There are 54 parking spaces shown on the plan. Please provide above use/staffing numbers so we can complete the parking calculation.
- Trees: A tree survey will be required. Any grand trees proposed to be retained or removed, that will be impacted by construction, must be evaluated by a certified arborist. Mitigation of up to 1/3 the caliper inches of the grand trees removed will likely be required.
- All mechanical equipment, trash/recycling receptacles, and propane tanks must be screened from view.
- A bike rack will be required.
- Vending machines must be screened from view.
- A lighting plan, showing building and site lighting, will be required. Full-cut off fixtures are required for parking lot lighting.

Building:

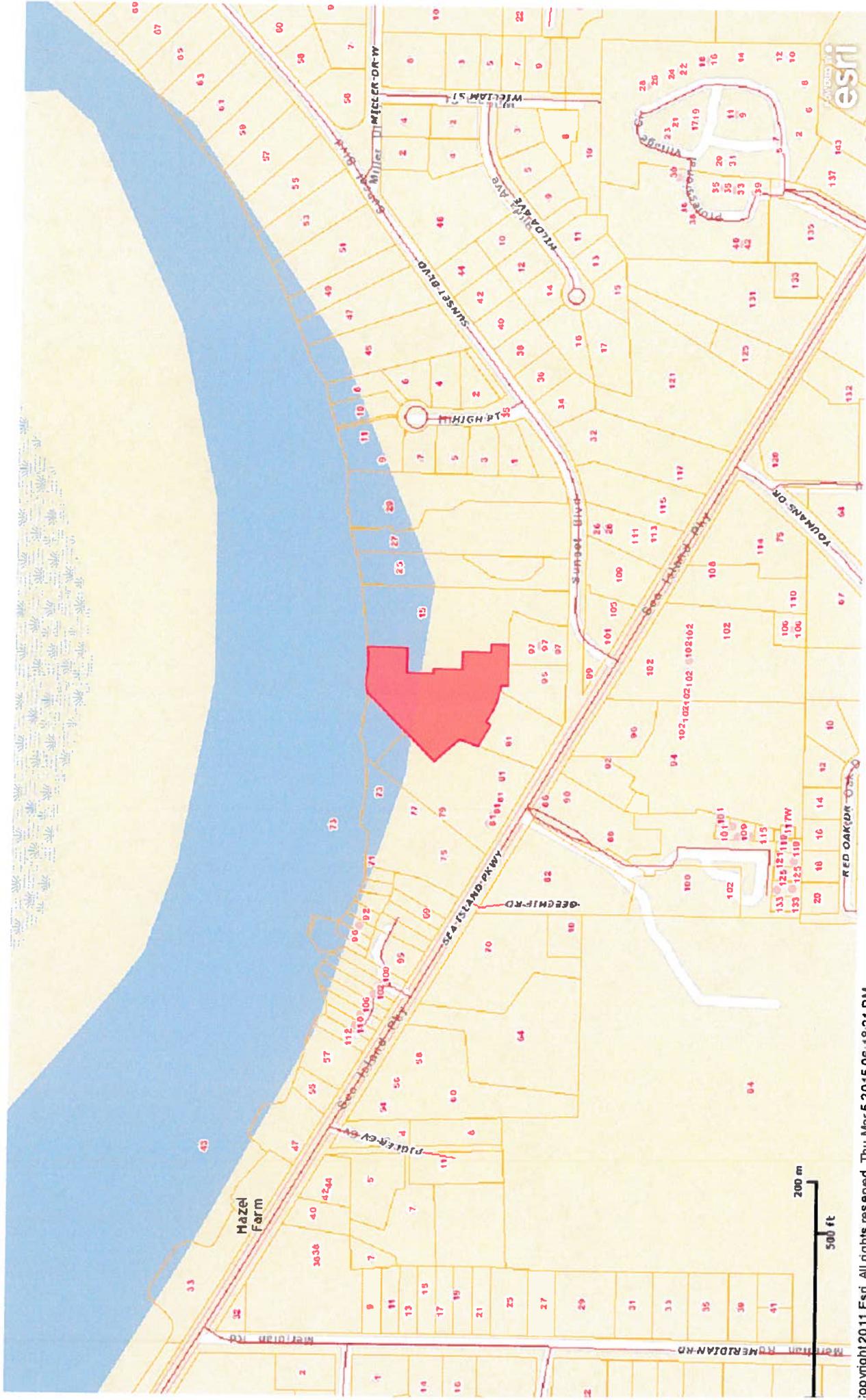
- The general size, mass and scale of this building meets the requirements of the UDO.
- With regards to detailing and materials, the general concept of breaking up the long 220'+ building elevation is appreciated. The city advocates authenticity in building materials and details, particularly when working to achieve a lowcountry vernacular. Some items to consider, based upon these conceptual renderings are:
 - Increase the bandboard at the brick water table line, and decrease the board at the next level above.
 - On the entry portico, ensure that the edge of the beam is flush with the face of the column.
 - Consider reducing the number of siding materials to one, either lap or board and batten. If an alternative material is desired in the gable, consider a horizontal butt board or something more consistent with the horizontal lap.
 - When there is a pair of windows, they should be treated as individual windows rather than an assembly, and have a 4" trim board between them.
 - Utilize a consistent header and sill detail on all windows, both singles and pairs.

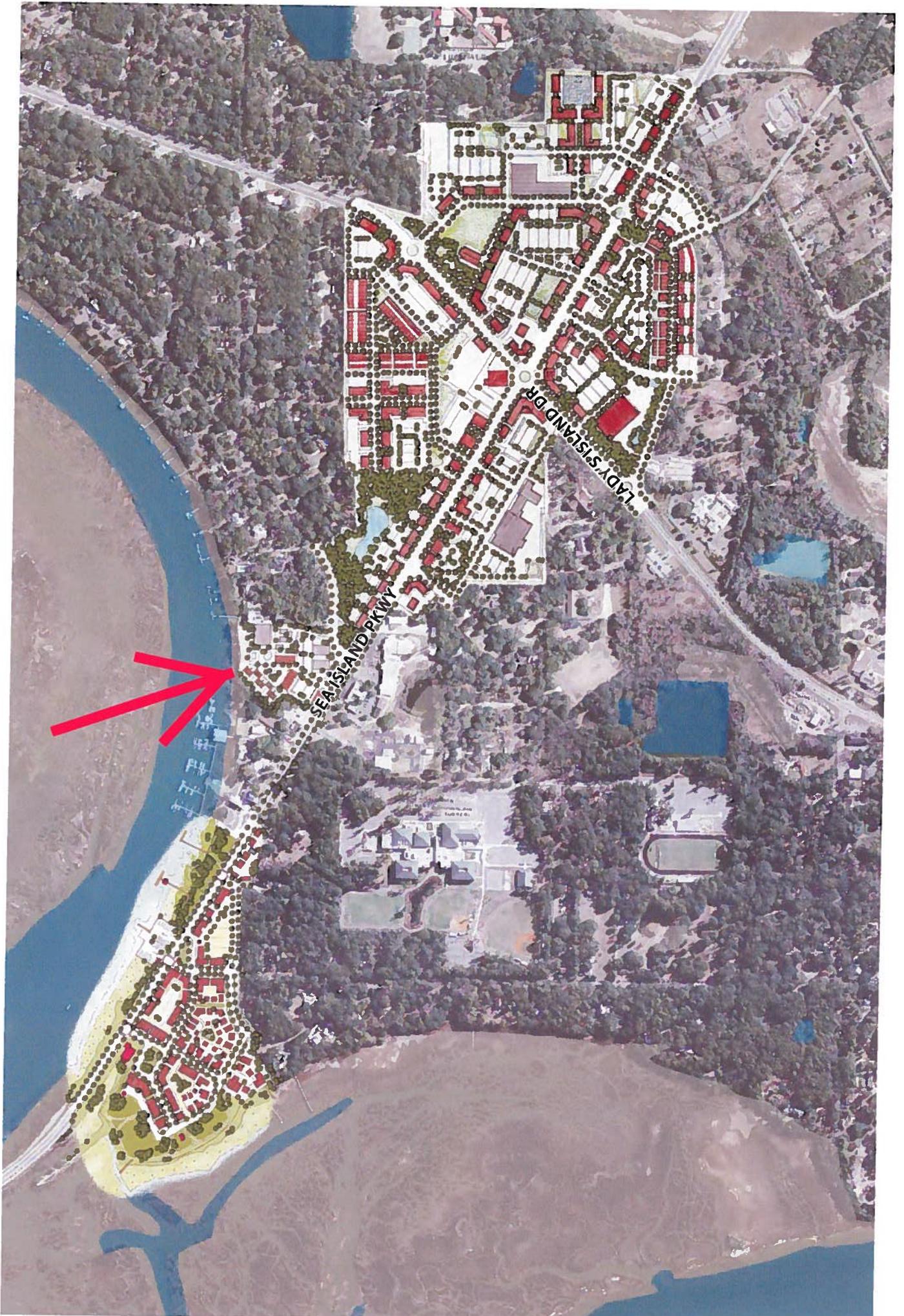
- Avoid the “pork chop” eave detail by considering an open rafter tail. This may be particularly appropriate with the gable, portico and bracket detailing you’re showing on other places throughout the building.

Staff Recommendation

Staff recommends that the DRB give conceptual approval to the plans as submitted, with further details to be provided at future meeting.

Site Location Map





Hamilton Village

Hamilton Village is a small area along the Beaufort River within the limited land on Lady's Island that is currently within Beaufort's jurisdiction. The area is adjacent to the Lady's Island Marina, has waterfront access, and is within walking distance to the Whitehall redevelopment area and the Lady's Island Village Center.

The conceptual plan for Hamilton Village recommends higher density residential and limited commercial uses that would capitalize on the desirability of the waterfront location. Building forms would be designed to create a consistent, attractive streetscape environment, and a pedestrian friendly network of streets would tie into nearby activity centers.



▲ CONCEPTUAL PLAN OF HAMILTON VILLAGE



▲ CONCEPTUAL ILLUSTRATION OF TOWNHOMES AROUND A SMALL PARK (see next page for location)