

City of Beaufort Department of Planning and Development Services

M E M O R A N D U M

TO: Beaufort--Port Royal Metropolitan Planning Commission

FROM: Libby Anderson, Planning Director

DATE: January 7, 2015

SUBJECT: Conceptual Review of City Walk Subdivision Master Plan

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Background

The Planning Commission is required to approve the preliminary plat for new major subdivisions. The Planning Commission has the authority to waive or vary certain subdivision requirements such as sidewalk installation and tree planting.

Proposal

East-West Communities is proposing to develop a 47-lot single-family subdivision off Huguenin Drive in the West End neighborhood of the city. As shown on the attached site location map, the property is located north of the Woodlawn Subdivision (Oaklawn Avenue) and has approximately 1,200' of frontage on Battery Creek. The applicant is proposing a cluster subdivision where the lot sizes and lot width can be varied in return for the preservation of open space. The City's cluster subdivision ordinance is attached. This property is an ideal setting for a cluster-type development given the property's location on Battery Creek. The City's Open Space Master Plan, adopted as part of the 2004 Comprehensive Plan Update, and the Boundary Street Master Plan both show the waterfront portion of this property as open space (see attached maps). The Pedestrian and Bicycle Infrastructure Plan in the Civic Master Plan (see attachment) shows a multipurpose path along the Battery Creek frontage of this lot.

Review Process

The applicant has requested a two-step review of the proposed subdivision by the Planning Commission. The first step is review of the conceptual plan, and review and endorsement of several variations from the City's typical subdivisions standards. This will be done at the January 12 Planning Commission meeting.

The second and final step will be review and approval of the preliminary plat, open space plan, street regulating plan (typical street sections), and tree planting plan. This is expected to be on Commission's February 16 agenda. The Commission will also be asked to approve the names for two new streets.

Waivers Requested by Applicant

The applicant has provided a description of the project in the form narrative dated December 31. Based on this narrative and the information presented in the conceptual open space plan and master plan, the applicant is requesting the following endorsements from the Planning Commission so they can move forward with development of the preliminary plat:

- *Approval of the amount, location, and type (active/passive mix) of open space.* The master plan appears to meet the minimum requirements for open space set out in the ordinance. In an effort to implement the “Battery Creek Basin greenway,” the multipurpose path shown on The Pedestrian and Bicycle Infrastructure Plan in the Civic Master Plan, staff recommends the Planning Commission require that a pathway easement be placed on the open space portion of the site where it connects to the adjoining property to the east, currently Park View Apartments (see attached excerpt from the Open Space Master Plan).
- *Approval of sidewalks on only one side of Water Street and the unnamed loop street.* Section 8.2.A.11 of the Unified Development Ordinance (UDO) requires sidewalks on both sides of all new streets, with the Planning Commission having the authority to waive this requirement “when alternative pedestrian ways or pedestrian /bikeways have been or will be provided outside the normal right-of-way; or that unique circumstances or unusual topographic, vegetative, or other natural conditions prevail to the extent that strict adherence to said requirements would be unreasonable and not consistent with the purposes and goals of this UDO . . .” Staff supports the request for this waiver.
- *Approval for no sidewalks on the unnamed potential future street connection at the east side of the site.* Staff supports this request.
- *Approval for not installing a sidewalk on Huguenin Drive.* Section 8.2. A.11 of the UDO requires that as part of major subdivision development, sidewalks be installed on existing streets. Staff would consider supporting a waiver of this requirement if the applicant provides justification based on grade changes and tree protection issues.
- *Approval for sidewalks 4’ wide.* Section 8.2.A.11 of the UDO requires sidewalks to be 5’ wide. Staff supports reducing the width of sidewalks to 4’ in areas where it will assist in tree preservation as determined by the City’s Certified Arborist.
- *Approval for creation of a block less than 300’.* Section 8.2.C.1 of the UDO requires that blocks be a minimum of 300’ in length. The block formed by the unnamed street at the east side of the site, is approximately 140’ in length. Staff supports this request.
- *Approval for not extending the alley into Tidal Street.* Section 8.2.A.2 of the UDO stipulates that “Where possible, existing streets shall be extended.” Staff recommends that the proposed alley be extended to connect with Tidal Street.

- *Approval for alleys with a 10' travel lane.* Section 8.2.A.13.b of the UDO requires alleys to have a minimum width of 12'. Staff supports this waiver.
- *Waiver of street tree planting requirement.* On the section of Water Street adjacent to the large open space, the applicant is proposing to only plant street trees on the south side of the street. Section 8.2.A.8 of the UDO requires street trees to be planted on both sides of all new streets. Staff recommends that tree planting on the south side of the Water Street ROW (adjacent to the open space) be determined jointly by the City's Certified Arborist and the applicant based on the arborist's report and by on-site inspection.

Once the Planning Commission makes a decision on these issues, the applicant can proceed to developing a preliminary plat to be reviewed at the Commission's February meeting.

Site Location-City Walk Subdivision



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zoning district. A deed restriction must be recorded on the deed of each applicable lot to ensure continued compliance with this setback.

c. Eaves

The eaves on the side of a house with a reduced setback may project a maximum of 18 inches over the adjacent property line. In this case, an easement for the eave projection must be recorded on the deed for the lot where the projection occurs.

d. Maintenance Easement

An easement between the two property owners to allow for maintenance or repair of the house is required when the eaves or side wall of the house are within four feet of the adjacent property line. The easement on the adjacent property must provide at least five feet of unobstructed space between the furthestmost project of the structure and the edge of the easement.

b. Deed Restrictions

All required deed restrictions shall be reviewed by the Administrator and recorded prior to issuance of any building permits.

B. Village House

1. Description

A village house is a single-family detached house with private yards on all four sides; however, the house is pulled up closer to the street in return for providing rear access for parking or garages.

2. Procedure

Village houses are allowed by-right. Review for compliance with the standards of this Section shall occur during the subdivision platting process.

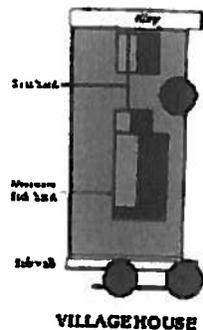
3. Additional Standards

a. Setbacks

The side and rear yard setbacks for the underlying district shall apply. A three-foot rear setback for any garage or carport structure shall be required. The front yard setback may be reduced to 12 feet.

b. Required Alley Access

Alley access for all lots with village houses is mandatory. Any garage or parking area shall access off the alley.



C. Cluster Development

A cluster development is a residential subdivision in which the lots are allowed to be smaller (in area and width) than otherwise required for the underlying, base zoning district, but in which the overall density cannot exceed the maximum density limit for the underlying zoning district. Through the cluster development option, a subdivision can contain no more lots than would otherwise be allowed for a conventional subdivision in the same zoning district, but the individual lots within the development could be smaller than required in a conventional subdivision. Smaller lot sizes within a cluster development are required to be offset by a corresponding increase in open space.

1. Conflict with Other Regulations

If there is a conflict between the cluster development standards of this section and any other requirement of this UDO, the standards of this section control. Otherwise, a cluster development is subject to all other applicable requirements of this UDO.

2. Approval Procedure

Cluster Developments are subject to the subdivision procedures set forth in Section 3.5.

3. Density

A cluster development is subject to the maximum density requirements of the base zoning district.

4. Lot Size

There is no set minimum lot size (area or width) requirement within a cluster development. Individual lot sizes must be adequate to meet all required density and development standards. Minimum lot sizes may be established by the Planning Commission during the Subdivision process.

5. Setbacks and Building Separations

The minimum setback standards of the base zoning district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of 10 feet.

6. Open Space

a. On-Site Open Space

Cluster developments shall be subject to the minimum on-site open space standards of the base zoning district, if applicable.

b. Common Open Space

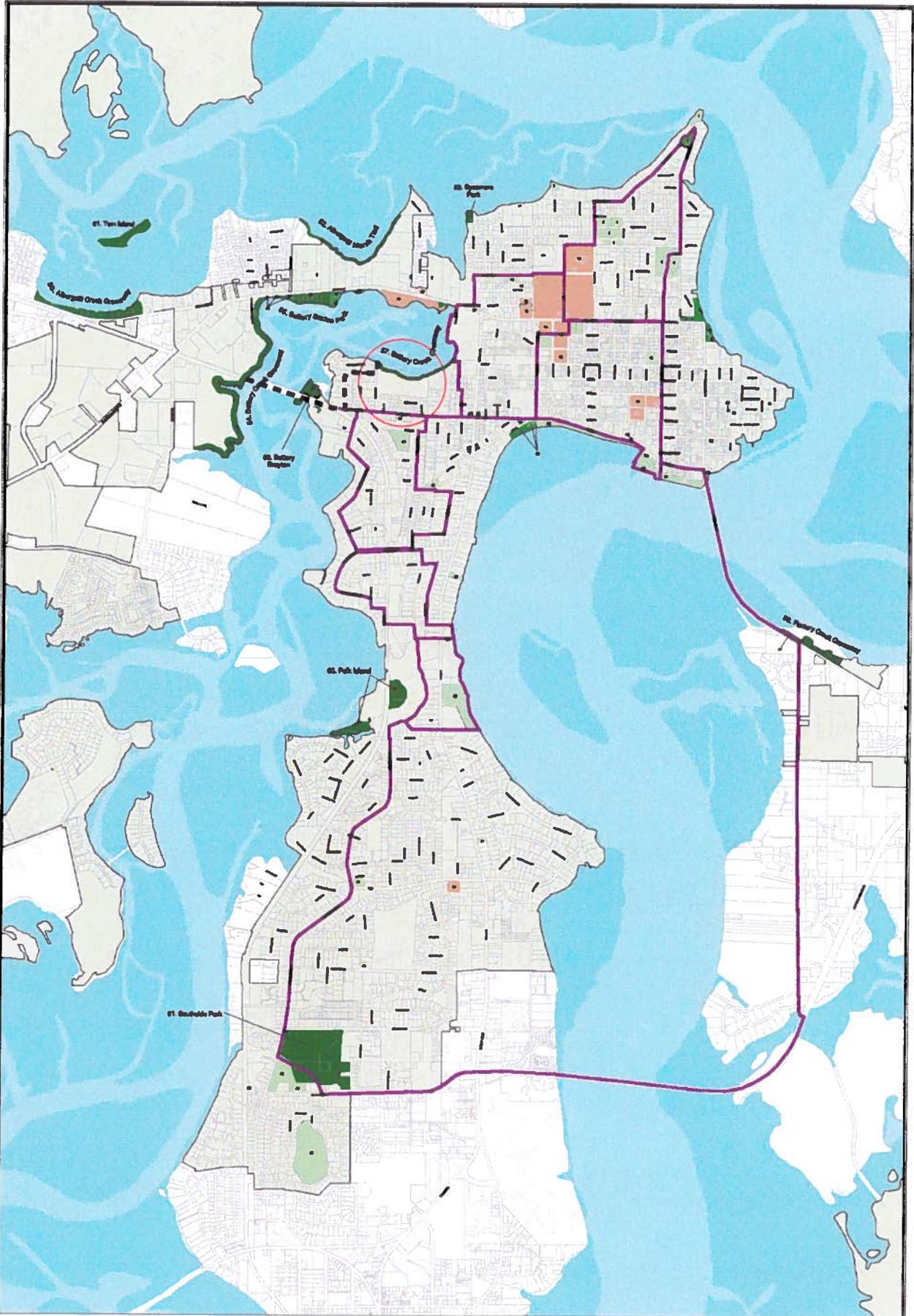
(1) Minimum Requirement. Common open space is required within a cluster development to ensure that the overall density within the development does not exceed the maximum density allowed by the underlying zoning district. Common open space must be provided in an amount at least equal to the difference between:

- (a)** The actual, average lot area per dwelling unit within the cluster development; and
- (b)** The required lot area per dwelling unit for conventional development within the underlying base zoning district.

(2) Use of Common Open Space. Common open space must be set aside and designated as an area where no development will occur, other than project-related recreational amenities or passive open space areas. The Planning Commission may require that up to 50 percent of required common open space be useable open space, if deemed necessary by the Planning Commission to ensure adequate recreational amenities for residents of the development.

D. Townhouses

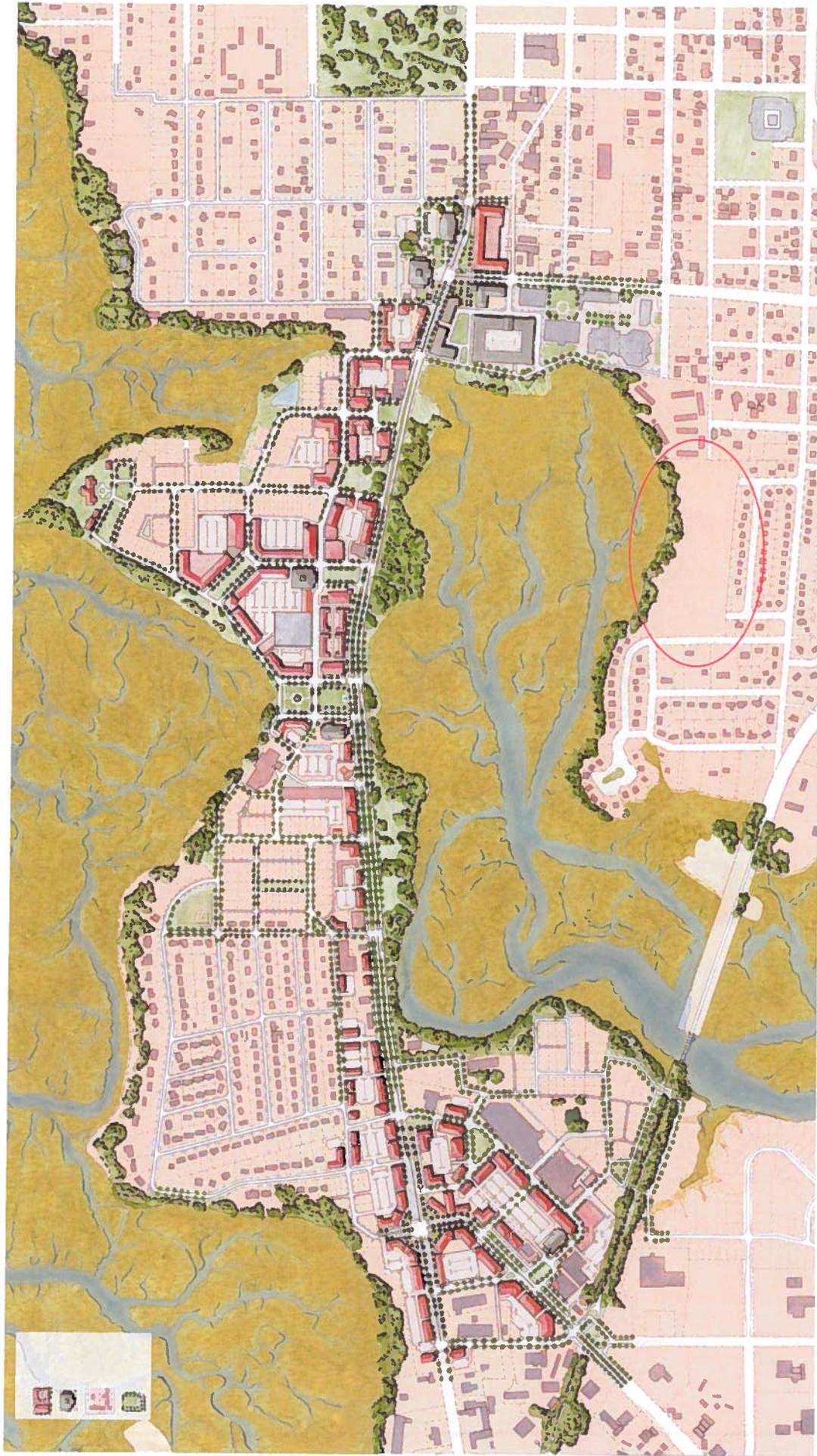
The regulations, as contained in this section, shall be applied to Townhouses where permitted in any district except the Boundary Street Redevelopment District.



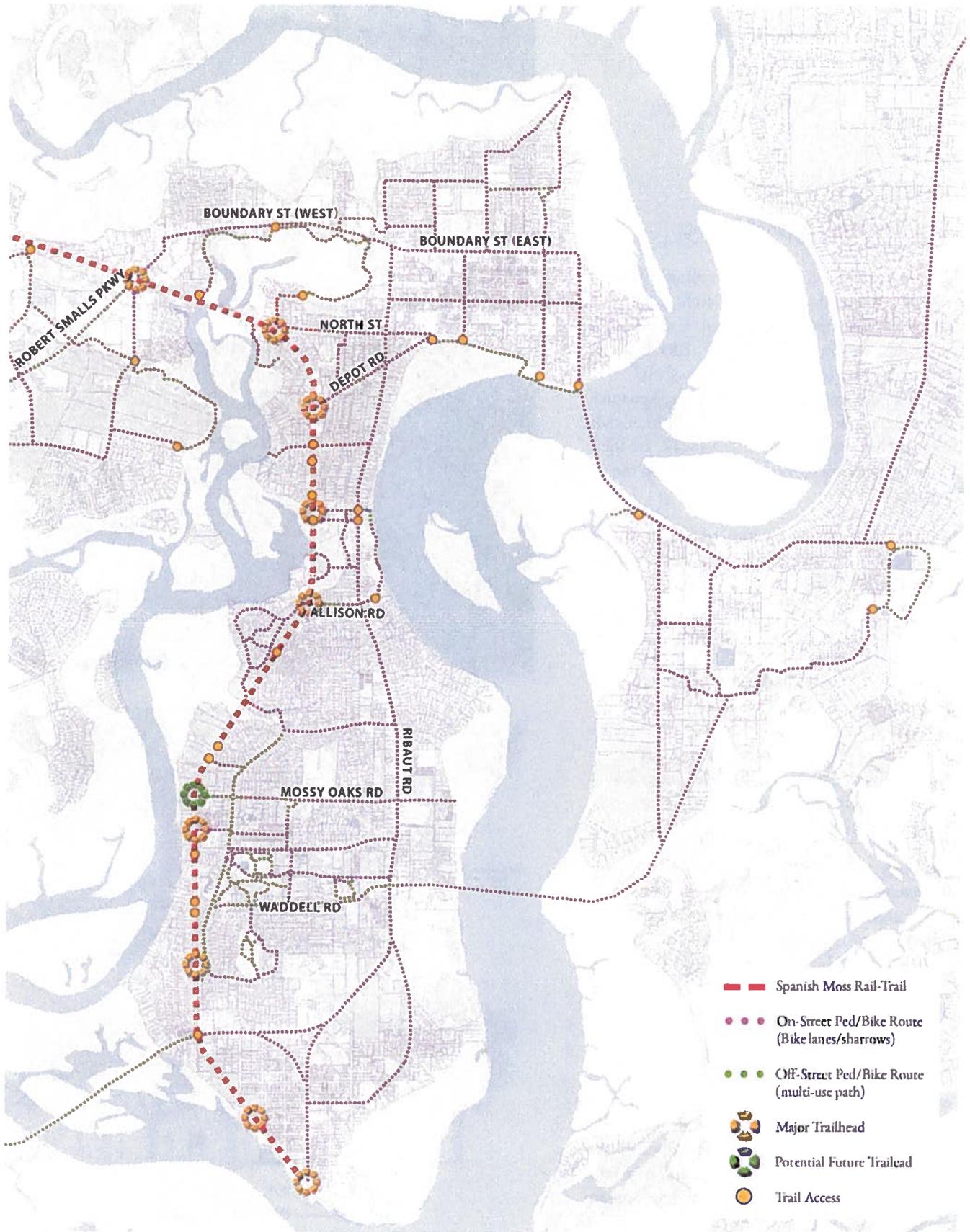
**Future Open Space Master Plan
Current Parks, Open Space and Cemeteries**

	City of St. Petersburg
	Current
	Proposed
	Parks, Open Space and Cemeteries





Boundary Street Master Plan
Beaufort, SC
Adopted August 28, 2006



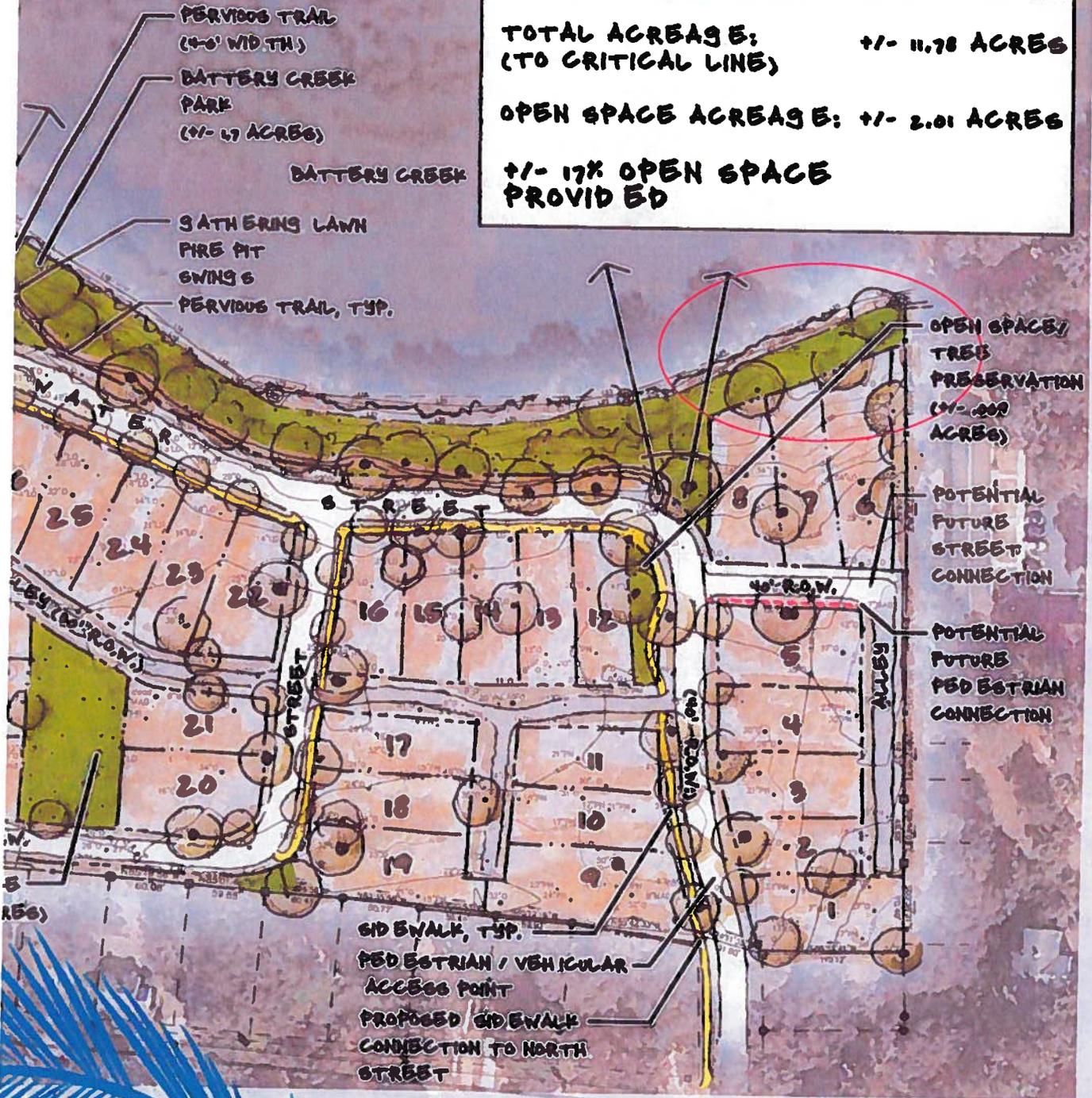
▲ PROPOSED PEDESTRIAN AND BICYCLE INFRASTRUCTURE SECTORS 1, 2, 3, 5

OPEN SPACE SUMMARY

TOTAL ACREAGE: +/- 11.78 ACRES
(TO CRITICAL LINE)

OPEN SPACE ACREAGE: +/- 2.01 ACRES

+/- 17% OPEN SPACE PROVIDED



Walk

Fort SC

OPEN SPACE MASTER PLAN

31 DECEMBER 2014

Witmer Jones Keefer
Ltd.

PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE