



December 31, 2014

Ms. Libby Anderson  
Planning Director  
City of Beaufort

**RE: City Walk Pre-application / TRC submittal Narrative**

Dear Ms. Anderson,

On behalf of the Applicant, East-West Communities, we are submitting for the January 6, 2015 pre-application review and January 12, 2015 Planning Commission review for the subdivision of a +/- 11.78-acre property bordering Battery Creek (north); Huguenin Drive (west) and Oaklawn Avenue (south). This property was previously named the Harvey Tract; the current name for this application is **City Walk**.

The applicants' conceptual plan is to subdivide the property into less than 50 single-family residential home sites. As discussed with planning staff we are proceeding with the Cluster Development (**CD**) subdivision designation. The underlying R-2 zoning district allows for 57 home sites; we are proposing less than 50 home sites along with maintaining greater than 15% open space.

The applicant has proposed an open space park bordering Battery Creek. All homes will be designed in the Low Country Vernacular with front porches addressing primary streets. Alleys will be used to provide rear access to the homes.

As part of the TRC meeting and Planning commission conceptual review we would like to gain input on the proposed land use, layout and technical requirements. Following are items for review at both the TCR meeting and for endorsement by the Planning Commission at the January 12, 2015 meeting:

**1. Vehicular Circulation:**

The applicant has proposed a vehicular connection at the northern end of Water Street and at the intersection of Huguenin Street and Beckley Drive.

A potential future connection may occur along the eastern property line based on future discussions with the City. The alley connecting to Tidal Street will also remain open in case of a future connection by the City of Beaufort or for utility access easements. **Attached is a letter regarding the existing access points and right-of ways.**

14 Palmetto Way, Suite A  
Bluffton, SC 29910  
Tel: 843-757-7411

## 2. Pedestrian Circulation:

The applicant has proposed a 4' wide sidewalk connecting off-site from the intersection of North and Water Streets to the future extension of Water Street within the property. The proposed sidewalk(s) would be located on one side of the street as indicated on the conceptual master plan.

The applicant is requesting a waiver to allow sidewalks only on one side of the proposed streets. Locating sidewalks on one side within the property will allow for greater flexibility to save trees within the street right-of-ways or at the front of the home sites.

In addition to the sidewalk on one side of the street; a pervious path is proposed for the open space parallel to Battery Creek. Future pedestrian connections would be accessible from the open space along Battery Creek, the Alley along the eastern property line, and the alley north of Tidal Street.

As illustrated on the open space plan the sidewalk along Huguenin Street would not be constructed at this time. The land plan allows for future construction along with roadway and sidewalk improvements to this street.

## 3. Tree Preservation, Tree Removal, and Proposed Street Trees

The applicant has obtained a tree survey for all trees greater than 8" Diameter at Breast Height (DBH) on the property. Road layout and lot lines will be adjusted to accommodate specimen Live Oak trees.

The applicant will be working with City staff and a certified arborist to conduct a field assessment of existing specimen trees qualified to remain. The applicant will also submit a tree protection and preservation plan during development plan review. Trees proposed for removal will be indicated on the tree protection and preservation plan.

The tree protection and preservation plan will include locations for all trees to be preserved within the Right-of-ways or open spaces adjacent to the street. If trees are preserved within the right-of-way or adjacent open spaces, the applicant will be requesting a waiver to reduce the number of required street trees. Otherwise the applicant has proposed planting live oak street trees at 40' on center.

## 4. Open Space

Based on the **CD** zoning, the current plan includes 15% or greater recreational open space. The open space consists of the Battery Creek Frontage, Tree Preservation Areas (to be determined) and Stormwater Management areas. ***Attached is a draft open space plan based on the conceptual master plan.***

## 5. Lot Sizes

The proposed minimum lot width is 45' and depth ranges between 100' and 120'. Lot sizes will vary to accommodate specimen trees.

## **6. Building Setbacks**

Based on the **CD** zoning, all internal home site setbacks will follow the code of maintaining 10' building separation for the main houses. The lots fronting Huguenin Street will be considered 'Village House lots' and the front setback will be reduced to 12'. The front porches (not steps) can encroach 8' within the front setback on Village Homes. Pending on-site review of existing trees, the applicant may request a waiver to reduce the side yard setback from 12' to 7' (a 5 foot reduction) on lots 1, 9, and 31 to allow for tree preservation.

Questions for Building Codes:

Can Fire Places protrude into the 10' building separation?

Can the side setbacks be reduced to 0' as long as adjacent property maintains the 10' separation requirement?

Can service yards protrude into the 10' building separation?

## **7. Block Layout**

Based on the block layout, circulation, and existing specimen trees and lot sizes, the proposed land plan has a block length less than 300'. The applicant requests the Planning Commission approve a waiver to allow the length as illustrated on the Conceptual Master Plan.

## **8. Road Sections**

See attached road section illustrating road widths and parallel parking concept. The preliminary plat will illustrate all parallel parking locations, road widths, and streetscape elements (trees, lights, etc.)

## **9. Utilities**

-Water and sewer will be provided by BJWSA

-Electric and gas will be provided by SCE&G

Letters of capability will be included with preliminary plat submittal

## **10. Stormwater**

Storm water management will be handled through subsurface collection and on-site retention. The drainage will be approved by Staff engineering during final development submittals.

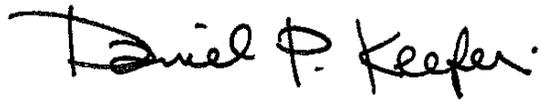
Attached are the following:

- a. Pre-application forms
- b. Site survey
- c. Context plan
- d. Conceptual Master plan
- e. Open Space Plan
- f. Letter regarding site access

Please contact myself to discuss any questions or comments.

Sincerely,

Witmer♦Jones♦Keefer, Ltd.

A handwritten signature in black ink that reads "Daniel P. Keefer". The signature is written in a cursive style with a prominent initial "D".

Daniel Keefer, ASLA  
Principal

Cc: Jim Beckner / Dean Vincent/ Mac Rogerson (East West Communities)  
Jeff Ackerman (Carolina Engineering)  
Lauren Kelly (City of Beaufort)