

SUMMARY: The applicant is requesting approval of annexation of a property consisting of approximately 42 acres, zoning map amendments to incorporate 2 parcels of land into the Gateway Oasis Planned Development District, an amendment to the existing Gateway Oasis Planned Development District, and a Master Plan Amendment. These applications are being reviewed concurrently with a Development Agreement.

The project site is a total of approximately 238 acres. The proposed project is located near South of Exit 5 on Speedway Boulevard (US17). This application proposes to add approximately 5.4 acres of land currently in the Gateway Crossings PDD as well as approximately 42 acres of land currently located in unincorporated Jasper County. The additional acreage would be incorporated into the RV resort portion of the PDD. This property lies within the Hardeeville growth area as identified in the adopted City's Annexation Policy.

The proposed Planned Development District and Initial Master Plan consist of approximately 238 acres proposed to be developed with a mix of commercial, residential, and RV park land uses. The PDD and Master Plan were previously amended in 2020 to allow manufactured homes. This amendment removes the manufactured home use. The uses proposed in this application are consistent with goals of the Land Use Element which aims to encourage mixed use developments.

The development will be constructed in four phases with the first phase consisting of a portion of the RV Park which is currently under construction. The proposed development consists of a maximum of 250 residential units consisting of up to 140 townhomes and 110 single-family detached homes, RV Park consisting of up to 575 units, and approximately 2 acres of commercial uses fronting Speedway Boulevard. This application removed the manufactured home land use permitted under the previous approval for this PDD and replaces the manufactured homes with townhomes and detached single-family homes. The application also proposes to increase the total RV unit count from 475 to 575 due to the removal of manufactured homes and additional land being added to the PDD.

The property is presently under construction. The project includes 2 access points on Speedway Boulevard. Additional interconnectivity is proposed to be provided via a sidewalk network and proposed community trail system throughout the development.

A traffic study identifying recommended improvements based on the proposed PDD Amendment and Master Plan Amendment has been provided with this application. A summary of the improvements is provided on page 11 of Exhibit M of the Master Plan. Staff and SCDOT will continue to coordinate on traffic recommendations and improvements as we have more detail in the Site Development Plan application process.

At adjacent property boundaries of the PDD, buffers will be an average 25', at a minimum. The applicant is proposing a minimum of 20% open space in the RV park and commercial area as well as a minimum of 30% open space. A minimum of 10% active open space will also be provided within the residential development area. Active open space will include, but not limited to, sidewalks, parks, amenity center, and recreational trails.

The City's MZDO promotes the incorporation of open space into new developments which is critical in preserving wetlands and other natural areas. Open space within a development also provides its citizens with the opportunity to enjoy recreation without leaving their community, resulting in decreased roadway congestion. The Land Use Element of the Comprehensive Plan and the Natural Resources Element state that open space should be a component of every development. Based on recommendations from the City's

Comprehensive Plan and the requirements of the MZDO, Staff finds that the applicant has met the requirements for open space for this development.

Staff recommends the proposed Annexation, Zoning Map Amendments, PDD Amendment, IMP Amendment, and Development Agreement be accepted as submitted. Planning Commission recommends approval of the proposed Zoning Map Amendment for the 5.4 acres from Gateway Crossing PDD to Gateway Oasis PDD. Planning Commission also recommends denial of the proposed Planned Development District Amendment and Initial Master Plan Amendment.

RECOMMENDED ACTION: Adopt Ordinances 2022-9-1A, 2022-9-1B, 2022-9-1C, 2022-9-1D, 2022-9-1E at first reading

DEPARTMENT	Submitted: <u> </u> Planning <u> </u>	Date: 8-26-22
	Requested Agenda <u> </u> City Council <u> </u>	Date: 9 - 1 - 2 2

FINANCE DEPARTMENT Budgeted Yes No x N/A Date:

CITY ATTORNEY Approved as to Form and Correctness Date:

CITY MANAGER Approved Agenda Item For: Date:

COUNCIL ACTION: Approved as Recommended Disapproved
 Approved With Modification Tabled To Time Certain
 Other
