ORDINANCE

AMENDING THE MARSH GARDENS PLANNED UNIT DEVELOPMENT TO ESTABLISH A NEW LOT TYPE AND ADD A NEW STREET SECTION

WHEREAS, the Marsh Gardens Planned Unit Development was adopted in January 2001; and

WHEREAS, the Boundary Street Master Plan was adopted in August 2006; and

WHEREAS, the Boundary Street Master Plan establishes a "slip lane" as a means of providing connectivity and developing a walkable commercial street section paralleling Boundary Street; and

WHEREAS, design standards and economic conditions have changed since the Planned Unit Development was adopted; and

WHEREAS, 303 Associates has submitted an application to amend the Marsh Gardens Planned Unit Development; and

WHEREAS, 303 Associates desires to create a new lot type that would facilitate current development while providing opportunities for development a slip lane and appropriate infill development in the future; and

WHEREAS, this amendment has been presented to the Beaufort--Port Royal Metropolitan Planning Commission; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding this ordinance amendment on January 11, 2011, with notice of the hearing published in The Beaufort Gazette on December 20, 2010;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council by Section 6-29-760, Code of Laws of South Carolina, 1976, that the Marsh Gardens Planned Unit Development be amended with the attached documents.

This ordinance shall become effective immediately upon adoption.

(SEAL) Attest:

__________________________
BILLY KEYSERLING, MAYOR

__________________________
IVETTE BURGES, CITY CLERK

1st Reading

2nd Reading & Adoption

Reviewed by:

__________________________
WILLIAM B. HARVEY, III, CITY ATTORNEY
MARSH GARDENS PUD AMENDMENT

This minor amendment to the Marsh Gardens PUD is intended to reflect some changes in the local conditions and support the Boundary Street Redevelopment Plan as approved by the City of Beaufort and provide for phasing development to meet market demands as encouraged by the City’s 2009 Comprehensive Plan. Approval of this amendment will benefit the Citizens of the City of Beaufort by facilitating the construction of two restaurants in a single building, thereby increasing dining options, tax revenues and employment; by providing a small park which the City has requested in the Boundary Street Plan at no cost to taxpayers; by reducing sprawl by providing in-fill development and by supporting construction jobs which are much needed in the current economy.

The PUD shall specifically be amended as follows:

1. The Boundary Street Section with Parallel Road Option shall be added as a Street Section in Section 3 of the PUD, as detailed below.

2. Lot Type E shall be added as a Lot Type in #3 of the Land Use Table in Section 4 of the PUD.

3. The Development Standards for Lot Type E shall be as set forth and incorporated into the PUD Development Standards in Section 6 of the PUD:

   Minimum Lot Width: 16'
   Maximum Site Coverage: 100%
   Minimum Building Frontage Coverage: 30%
   Maximum Height: 60'
   Minimum Height: 20'
Build-to-line:

In this lot type, a building may be setback up to 32' if it includes dimensions that mirror those of the Boundary Street slip lane (specifically, a wide planting area separating the slip lane from the existing right-of-way; minimum 18' of paved area to accommodate two-way traffic or one-way traffic with parallel parking; and a sidewalk at least 10' wide on which a building will front).

4. Lot Type E shall apply to those lots within the PUD as shown on the attached PUD plan.