



Planning Commission Staff Report

January 11, 2023

Project: The Residences at Okatie Crossings

Request: Master Plan

Location: Okatie Crossings PDD

TM#: 079-00-00-001

Applicant:

Latitude 32 Development, LLC
 Wade Thompson
 1985 Riviera Drive, Suite 103-148
 Mount Pleasant, SC 29464

Recommendation:

1. Staff & Planning Commission recommend Approval of the proposed Master Plan to City Council as proposed.

Project Description:

The applicant is requesting approval of a Master Plan for a residential development to be known as The Residences at Okatie Crossings. The project site is a total of approximately 30 acres located in the Okatie Crossings Planned Development District (PDD).

Project Setting:

The project site is located off the future Okatie Crossings Drive and is adjacent to the Sun City residential development as well as future commercial development in the Okatie Crossings PDD. The site is currently vacant and undeveloped. Table 1 lists adjacent uses and zoning. Figure 1 shows the location of the project.

Table 1. Adjacent Land Designations and Uses			
	Existing Uses	Zoning	City or County
Project Site	Vacant – Future site of Multi-Family Residential Project	Okatie Crossings PDD	City of Hardeeville
North	Residential	Argent 2 (Sun City) PDD	City of Hardeeville
South	Vacant/Undeveloped	Okatie Crossings PDD	City of Hardeeville
West	Residential	Argent 2 (Sun City) PDD	City of Hardeeville
East	Vacant/Undeveloped	Okatie Crossings PDD	City of Hardeeville

Figure 1 – Site Location Map



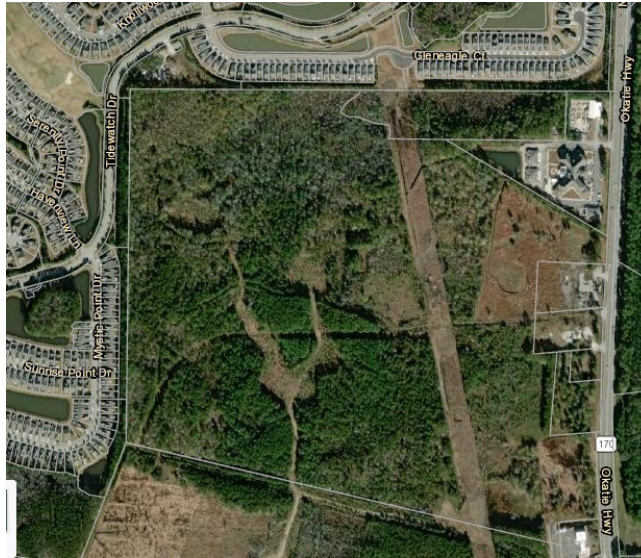
Background:

The parcel is located in the Okatie Crossings PDD which was approved in 2008 and most recently amended in September 2021. The purpose of the PDD district is to encourage flexibility in land planning that will result in improved design, character, and quality of new housing of different types and densities and of compatible commercial uses, shopping centers, office parks, and mixed use developments to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space.

The proposed project is located off the future Okatie Crossings Drive. Noble Vines multi-family development will be located to the east of the site along SC HWY 170.

This proposed Master Plan will be developed by Latitude 32 Development. The proposed Master Plan provides a total of 3 access points within the Okatie Crossings development. Access and connectivity will continue to be reviewed through the Staff Review Committee process in order to ensure appropriate access is provided.

Figure 2 – Current Conditions



Analysis:

The proposed Master Plan consists of approximately 30 acres proposed to be developed as a multi-family residential housing community with lagoons, common areas, amenities and sidewalks. The Master Plan illustrates a general lot layout, road layout, utilities, open space and stormwater facilities.

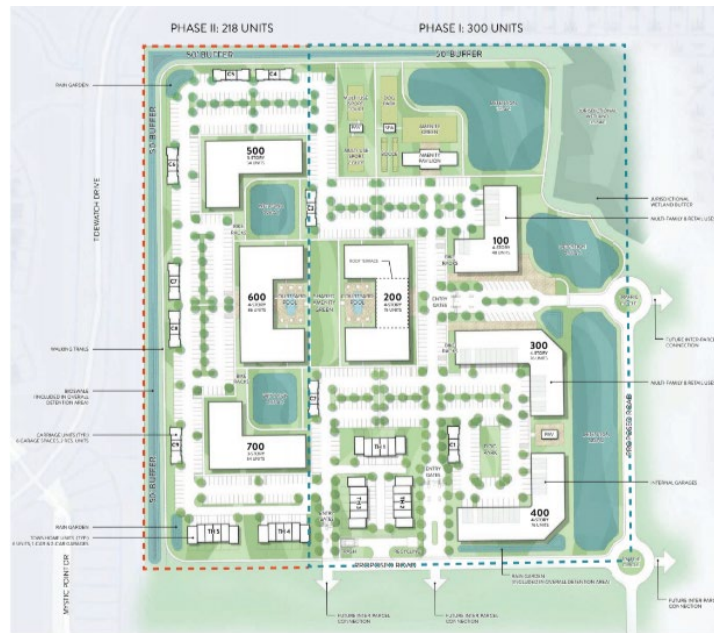
The proposed Master Plan consists of up to 518 units which are a portion of the approved residential density for the Okatie Crossings Planned Development District (PDD). The development will be constructed in phases. The first phase consists of 300 units and the second phase is planned for up to 218 units.

The proposed development will consist of a variety of residential products including 4-story multi-family buildings, townhouses and garages with carriage units above. Additionally, the development includes extensive amenities including, but not limited to club/game room, fitness center, rooftop terrace, boutique retail (market/coffee shop), pools, nature trails, pickleball, bocce, pet park and spa, fire pits, bike racks, and open space areas.

The use proposed in this application is consistent with goals of the Land Use Element which aims to encourage mixed use developments. The Okatie Crossings PDD will be a mixed use development consisting of a variety of residential, office, recreation and commercial uses.

The proposed Mater Plan provides a minimum 50' buffer along the northern and western boundaries of the project and a minimum 15' buffer to the southern and eastern boundaries. Due to the wetland areas and on-site detention, the proposed Master Plan exceeds the required minimum buffer in several areas.

Figure 3 – Proposed Master Plan



The Applicant is voluntarily proposing a sustainable development including Energy Star Appliances, National Green Building Standard (NGBS) Certification, Electric Vehicle (EV) Charging Stations, and Solar Power. Specific details regarding these planned features will be discussed during the Staff Review Committee process.

The PDD requires a minimum of 20% total open space for each Master Plan submittal for residential subdivisions. The applicant is exceeding the required minimum 20% total open space within their development. The proposed Master Plan provides 29.45% active open space. There is no requirement for the amount of active open space provided in each individual Master plan within the Okatie Crossings PDD. This application provides a large amount of pedestrian connectivity to promote interaction throughout the Okatie Crossings Development. Sidewalks and walking trails will be provided throughout the community and will provide connection to the amenity area and residences.

The City's MZDO promotes the incorporation of open space into new developments and master plans, 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 West Argent PDD, Staff finds that the applicant has met the requirements for open space and amenities for this development.

Recommendation:

Staff & Planning Commission recommend approval of the proposed Master Plan for The Residences at Okatie Crossings.

Attachments:

1. The Residences at Okatie Crossings Master Plan Submittal