

Sumter City-County Planning Commission

January 26, 2011

MSP-11-01, Riley Ball Park (City)

I. THE REQUEST

Applicant: Julie Coker

Status of the Applicant: Representative for the City of Sumter, Property Owner

Request: Request for Major Site Plan approval to construct two buildings at Riley Ball Park, each approximately 700 square feet in size.

Location: 665 Church Street

Size of Property: +/- 7 acres

Present Use/Zoning: Existing Park / R-6

Tax Map Reference: 229-13-01-002

II. BACKGROUND

The applicant is requesting major site plan approval for the construction of two +/- 700 square foot buildings at the existing Riley Ball Park, located at 665 Church Street. The existing road has been moved, creating a boundary issue for the parcel that must be resolved prior to issuance of permits.

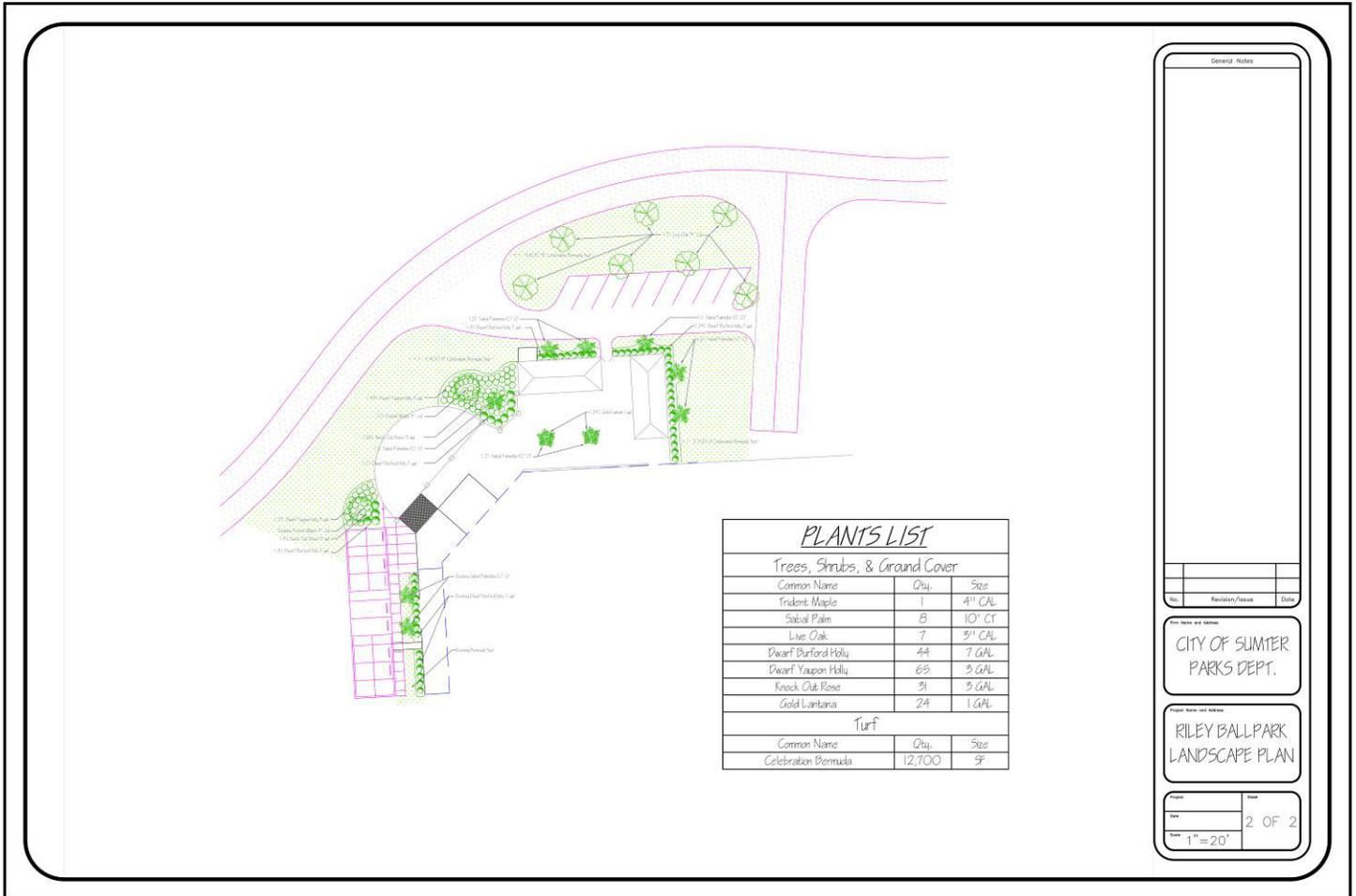
Below: View of property.



Below: Views of property.



Below: Site Plan with proposed landscaping.



Land Use & Zoning Compatibility:

The site is situated on a parcel fronting Church St. (recently relocated) and in between Pine St. and Dubose St. The site has +/-900 ft. of frontage on Church St. The 2030 Comprehensive Plan designates this parcel as part of the Downtown Planning Area (DPA). The objective of this designation is to achieve a city center that supports an intentional mix of residential, commercial, healthcare, and civic land uses. Therefore this use is compatible with the goals of the 2030 Comp Plan.

The following table details the adjacent properties, zoning and land use designation.

	Zoning	2030 Land Use Designation	Type of Uses
North	R-6	Downtown	Residential
South	R-6	Downtown	Residential
East	R-6 & LI-W	PC	Commercial /Residential
West	R-6	Downtown	Open Space / Residential

R-6 = Residential, PC = Priority Commercial

The parcel is zoned residential (R-6), and therefore a recreational open space use of the property is also compatible with the zoning district.

III. SITE PLAN REVIEW

Site Layout:

The plans, titled “Proposed renovations to Riley Baseball Park: New Restrooms and Concession Area” Project number 10-015, 12-13-10, Drawn by Scott Bell of RS Bell Architects LLC, have been attached to this report. The submitted site plan shows the entire layout of the 1.433 acre parcel which includes:

- Title (2)
- Survey (2)
- Site Architectural (4)
- Civil (3)
- Architectural (6)

- Landscaping Plan and Irrigation Plan (2) Drawn by City of Sumter Parks Dept.

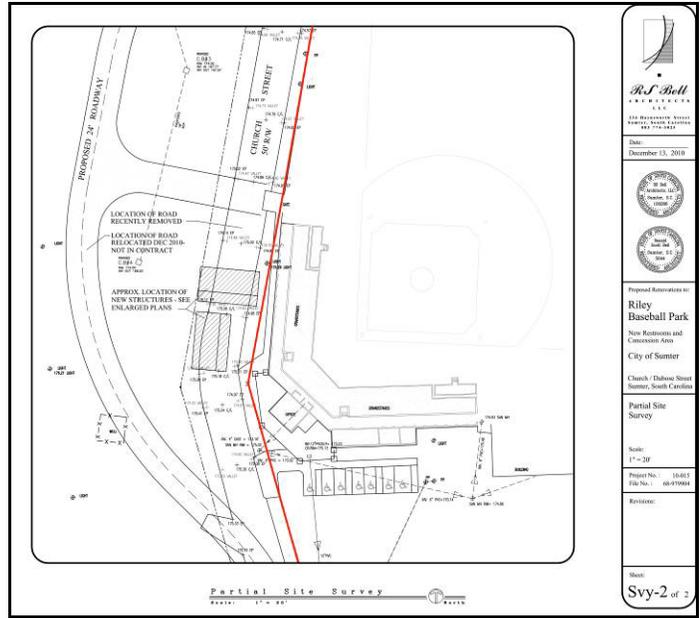
The site will adhere to the City’s Zoning Development Residential (R-6) standards for non-residential uses and must meet the following development criteria:

- Setbacks:
 - Frontage on Church St. – 25 feet to include a 10 foot wide landscape buffer
 - North side property line (adjacent to residential use) – 25 feet with a 10 foot landscape bufferyard

- South side property line – 25 feet
- Rear - 50 feet
- Maximum Building Height – 45 ft.
- Maximum Impervious Surface Ratio – 45%

Below Left: An aerial view of the +/- 7 acre parcel.

Below Right: The site plan showing the relocation of the road, and the existing property line is shown in red.

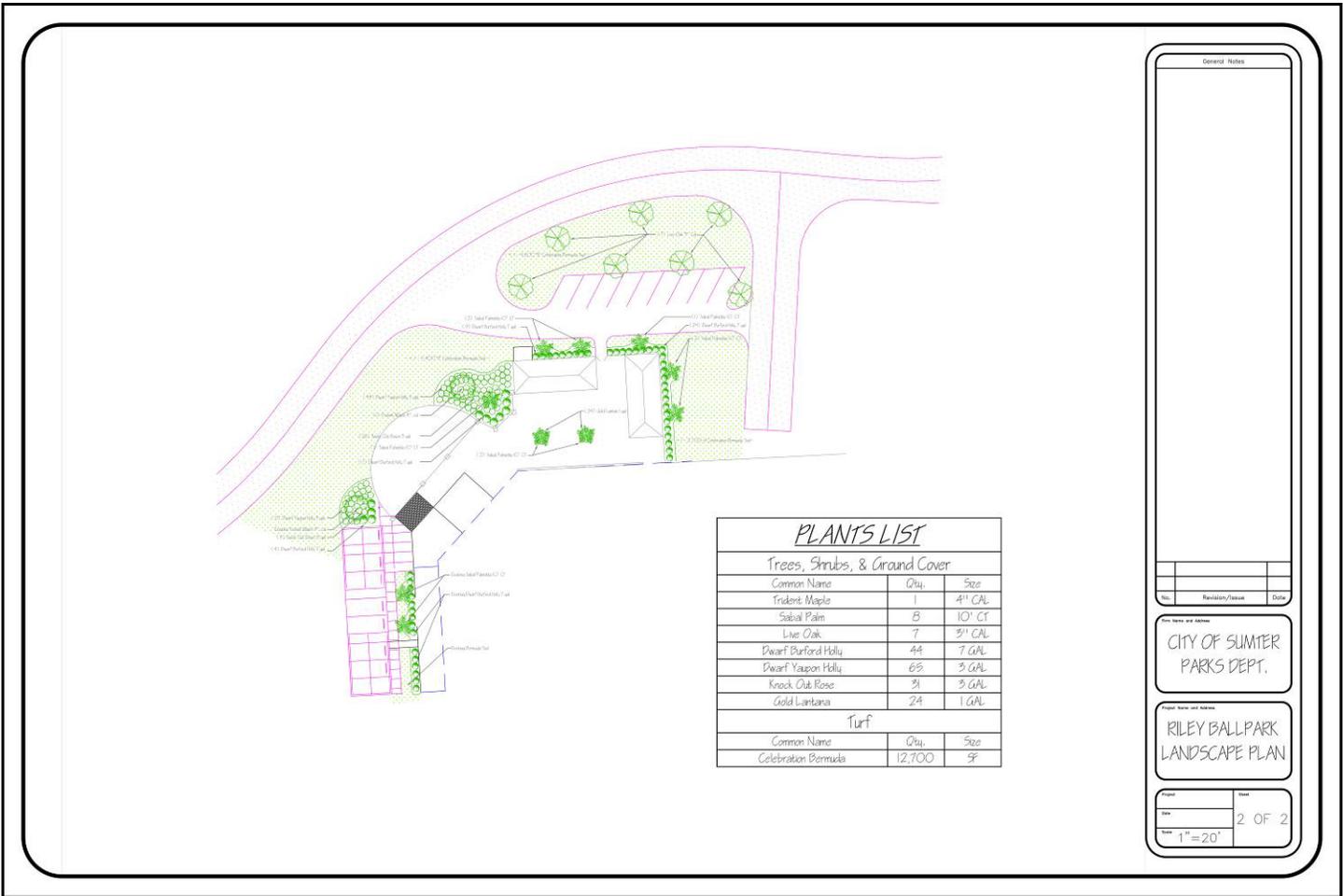


Parking Plan:

The size of the proposed buildings is +/- 700 square feet each. Because the additional structures are not increasing the seating capacity of the ball park, there is no requirement for additional parking. However, the proposed site plan does include 9 additional parking spaces. The submitted plan therefore meets the parking requirements.

Landscape Plan:

Below: The landscaping plan that was submitted to planning staff. This plan does not meet all Landscaping requirements per Ordinance and buffering adjacent to the parking area. A directional indicator must also be included showing one-way traffic through the proposed parking area.



Traffic Impact Analysis & Access Management:

The road adjacent to the site was recently relocated for safety reasons and to improve traffic flow. The addition of the two buildings to the site will not increase the overall seating capacity of the ball field, and therefore will not significantly impact traffic quantity on the site.

Stormwater Management:

Engineering specifications are not yet complete for this project. The applicant must obtain a permit from the Sumter Soil and Water Conservation District before implementation of the project begins.

Utilities:

Fire: There is a fire hydrant located on site in proximity to the proposed construction. Access to the site for emergency personnel is good.

Sewer & Water: Sewer and water will be provided by the City of Sumter.

VI. STAFF RECOMMENDATION

Staff recommends that the proposed site plan be approved. The boundary issue will have to be resolved before final permits are issued on the project.

VII. DRAFT MOTION

I move that the Planning Commission approve MSP-11-01, Riley Ball Park (City) subject to Civil plans, landscape plans, and building elevations for the project titled, "Riley Baseball Park, New Restrooms and Concessions Area City of Sumter, Church / Dubose Street, Sumter, SC" prepared by R S Bell Architects dated December 13, 2010 subject to the outstanding boundary and minor landscaping issues being resolved.

VIII. PLANNING COMMISSION – JANUARY 26, 2011

The Sumter City-County Planning Commission at its meeting on Wednesday, January 26, 2011, approved this request subject to Civil plans, landscape plans, and building elevations for the project titled, "Riley Baseball Park, New Restrooms and Concessions Area City of Sumter, Church / Dubose Street, Sumter, SC" prepared by R S Bell Architects dated December 13, 2010 subject to the outstanding boundary and minor landscaping issues being resolved.