

# Sumter City-County Planning Commission

April 27, 2011

## MSP-11-17 & HCPD-11-21, 325 W. Liberty St. – Cedars Medical Clinic (City)

### I. THE REQUEST

<b>Applicant:</b>	Cedars Medical Clinic
<b>Status of the Applicant:</b>	Property Owner
<b>Request:</b>	Request for Major Site Plan approval and Highway Corridor Protection District Design Review Approval for a 5,125 sq. ft. addition to the existing clinic facility and parking lot/landscaping expansion.
<b>Location:</b>	325 W. Liberty St.
<b>Size of Property:</b>	+/- 1.16 acres
<b>Present Use/Zoning:</b>	Cedars Medical Clinic/GC (General Commercial)
<b>Proposed Use of Property:</b>	Cedars Medical Clinic
<b>Tax Map Reference:</b>	228-12-01-039

### II. BACKGROUND

The applicant, Cedars Medical Clinic, is requesting Major Site Plan and Highway Corridor Protection District Design Review approval in order to construct a 5,125 sq. ft. building addition onto the existing Cedars Medical Clinic building at 325 W. Liberty St. near Downtown Sumter. The proposed addition will result in site plan changes that include removal of one 32” Pecan Tree to construct the building addition and the development of an expanded parking lot with associated landscaping.

The site under review was originally developed in 2004. As shown on the aerial photograph above, the +/-1.16 acre tract (the “Property”) is located mid-block on W. Liberty St. just north of the Simpsons Hardware Store. The Property has one access drive located on the easternmost side of the parcel and aligns with the driveway to the south on the Simpsons Hardware property. The Property currently contains a 4,200 sq. ft. medical clinic with a 27



space paved parking lot with concrete curb and gutter to the front and eastern side of the building as shown in the photographs below.



*Land Use & Zoning Compatibility:*

The Property is zoned General Commercial (GC) with approximately 265 ft. of street frontage on W. Liberty St.

As shown in the map to the right, the Property is influenced by two Land Use Designations under the 2030 Comprehensive Plan—the Downtown Planning Area (DPA) and Priority Commercial Corridor (PC).



The primary goal of the Downtown Planning Area is to achieve a city center which promotes and encourages a design focused, flexible urban core dominated by retail, office/institutional, and residential uses. Design is also a primary focus of the Priority Corridor designation and the Highway Corridor Protection District (HCPD) design review overlay. The following table details the adjacent properties zoning and land use designations.

	Zoning	2030 Land Use Designation	Type of Uses
<b>North</b>	R-6	DPA	Single & Multi-family residential (Hampton Park)
<b>South</b>	GC/HCPD	PC-DPA	W. Liberty St. & Commercial Retail
<b>East</b>	GC/HCPD	PC-DPA	Duplex Residential
<b>West</b>	GC/HCPD	PC-DPA	Specialty Contractor Office

GC= General Commercial, R-6 = Residential-6, HCPD = Highway Corridor Protection District, DPA = Downtown Planning Area; PC = Priority Commercial Corridor Planning Area

The proposed expansion of this existing medical facility adjacent to the downtown is consistent with the 2030 Plan.

### **III. SITE PLAN REVIEW**

#### ***Site Layout:***

A site plan and landscape plan titled, “Building Addition Cedars Medical Clinic Sumter, South Carolina” prepared by HC Engineering Site and Environmental Consultants, dated 3-23-11 and revised 4-11-11 has been submitted. And building elevations titled, “Alterations and Additions to Cedars Medical Clinic Building Elevations and Misc. Details,” prepared by LCM Design Group, Inc. dated March 3, 2011 have been submitted.

Copies of the Site Plan and Demolition Plan (C1 of 3), Landscape Plan (L1 of 1) and Exterior Elevations (A2.1) have been included in this packet for review.

Site development will adhere to the General Commercial (GC) standards. Based upon staff review, the following minimum standards and development criteria apply:

- Setbacks:
  - Front – 45 ft. with 10 ft. landscape buffer yard
  - Side – 0 ft. with 5 ft. landscape buffer yard
  - Rear – 20 ft. with 10 ft. landscape buffer yard (setback variance BOA-03-22.)
- Maximum Building Height – 60 ft.
- Maximum Impervious Surface Ratio of 92%

The minimum setback standards/development criteria have been met.

#### ***Parking Plan:***

Based upon the criteria found in Article 8, Exhibit 23, the parking requirement for this use is 1 parking space for every 150 sq. ft. GFA (Gross Floor Area). Based on a combined building size of 9,325 sq. ft., a minimum of 63 parking spaces must be provided by Ordinance, however BOA-10-21 granted a 2-parking space variance from the overall number resulting in a total parking requirement of 61 spaces. Of those 61 spaces three (3) must be designated handicap.

The existing parking when combined with the proposed parking plan provides a sufficient amount of space to meet this requirement. All proposed parking areas are to be paved with concrete curb and gutter.



**Landscape/Tree Protection Plan:**

The submitted landscape plan addresses all Ordinance requirements and has been attached to this report. As shown in the graphic below, there are six (6) trees on the property that are protected. One (1) tree will be removed due to its location within the proposed building footprint however the remaining five (5) will

be preserved. In addition to the existing large trees being preserved, at final build-out, the following plantings in addition to the existing natural vegetative buffer at the rear of the property will be placed on-site:

- 4 – Willow Oaks, minimum 2” caliper
- 7 – Wax Myrtles, 15 gallon
- 3 – Crape Myrtle, 15 gallon
- 12 – Dwarf Nandina, 3 gallon
- 10 – Yaupon, 3 gallon
- 6 – Tea Olive, 3 gallon
- 10 – Lorapetelum, 3 gallon
- 40 – Indian Hawthorn, 3 gallon
- 55 – Giant Evergreen Border Grass, 1 gallon.

As noted on the landscape plan, irrigation will be provided for all new plantings. Existing landscaping is already irrigated.

**Traffic Impact Analysis & Access Management:**

The project site is located at 325 W. Liberty St. on the north side of W. Liberty mid-block between Church St. and N. Salem Ave. The 2009 traffic



count for W. Liberty St. is 12,100 ADT operating at a Level of Service (LOS) 'A'.

Based on the submitted plans, site access is not proposed to change from the current configuration of one full access drive. As shown in the aerial photograph to the right, the current driveway lines up with the full access drive for the business across W. Liberty St. The planned addition will cause a slight increase in traffic but will not meet a threshold that requires mitigation.

***Stormwater Management:***

The applicant has proposed underground retention for this project due to the large number of required parking spaces and overall size and shape of the parcel. Stormwater plans are currently under review with Pearce Atkins, Sumter Soil & Water Conservation District.

***Utilities:***

*Fire:* There are existing hydrants in proximity to the proposed building.

*Sewer & Water:* The City of Sumter is providing sewer and water.

***Highway Corridor Protection District Design Review:***

Proposed designs must conform to Section 3.t.4 of the City – Zoning & Development Standards Ordinance.

*3.t.4. Architectural Standards: All commercial projects in the Highway Corridor Protection District shall submit architectural plans to the Sumter City-County Planning Commission which shows elevations of all portions of buildings with important relationships to public views and vistas, indications as to the construction materials, photographs or perspective drawings indicating visual relationships to adjoining properties and spaces, paint and color schemes, and other exhibits and reports the Sumter City-County Planning Commission may require. Applicant shall also submit a landscaping plan and signage plan for the project site. In addition, all commercial projects shall meet the following standards:*

- a. If a new commercial building is proposed, not more than sixty percent (60%) of the facade facing a street may be glass or reflective materials;*

The proposed structure does not exceed the 60% threshold.

- b. Significant exterior renovations to a building, such as a change of material types, structural design, or additions require review;*

This is a proposed addition to an existing structure that will utilize the same brick materials as seen on the original structure as well as roof pitch and roofing materials.

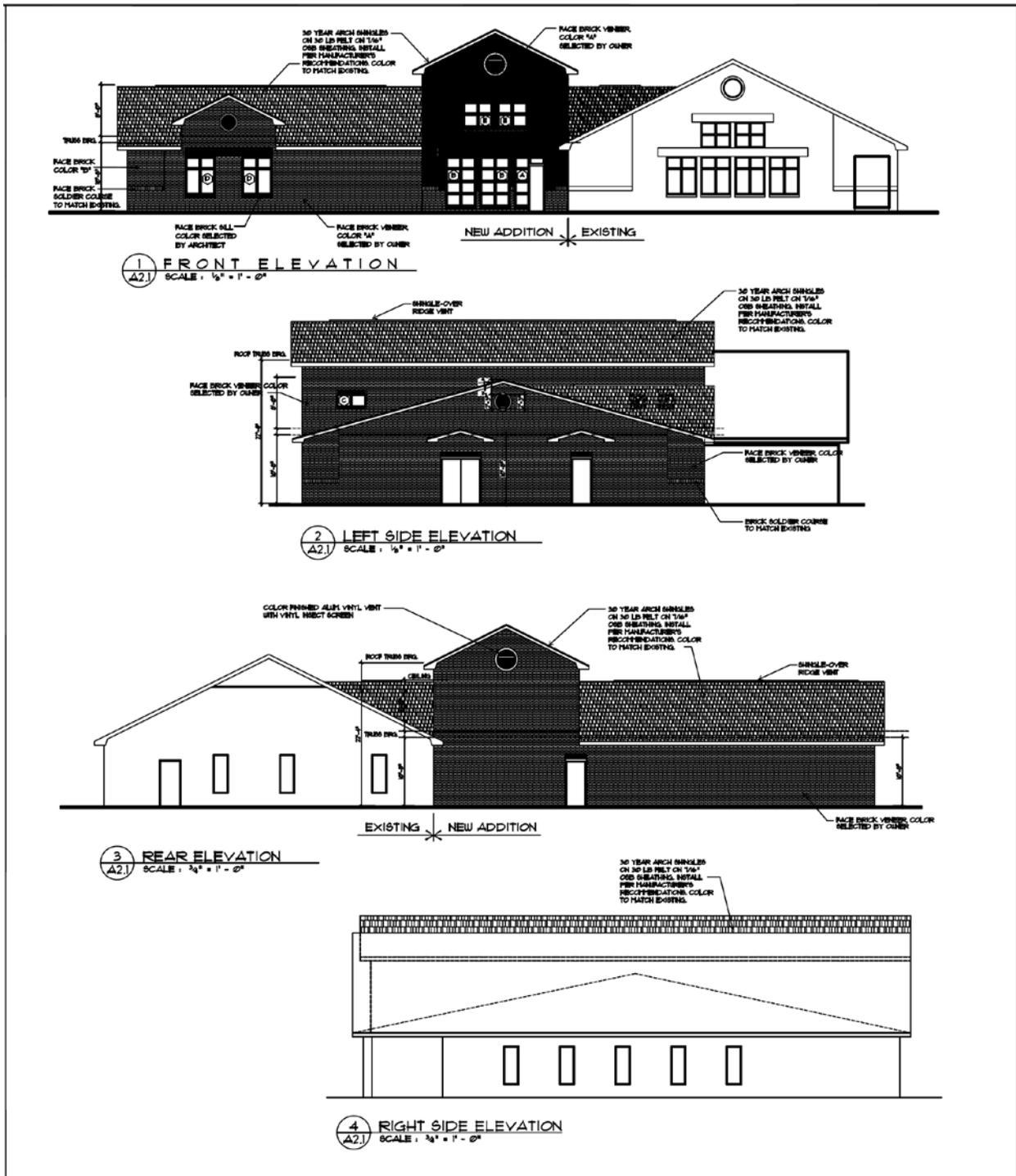
- c. A minimum of eighty percent (80%) of the surface materials, excluding doors and windows, shall be brick, stucco, or stone masonry or materials approved by the Sumter City-County Planning Commission. Building sides clearly*

*visible from street or public view shall be constructed of above mentioned materials or heavily mitigated with landscaping and shown on the required landscaping plan as part of their application. Roof pitch should be compatible with the building structures in the surrounding neighborhood.*



Exterior building materials will be similar in color and style as the existing portion of the building shown above. The elevations on the following page depict the proposed structure. The building addition is creating a new entrance on the W. Liberty St. façade. Currently the main entrance to the structure is on the east side of the building facing the interior property line.

As shown in the rendering on the following page, the proposed building addition is compatible in terms of materials, massing, roof pitch and scale as that of the existing structure.



d. Signs including billboards shall be fully illustrated through photographs or graphic designs showing the relationship of off-premise and on-premise signs to the specific site and the surrounding locations within 1,000 feet. The signage plan shall consist of all freestanding and building signage. (Shall meet development standards for the underlying zoning district.);

No additional signage has been proposed for this project.

- e. *The landscaping plan shall include parking lot, building perimeters, detention ponds, and bufferyards where required.*

A landscape plan has been submitted that addresses canopy trees, understory trees and evergreen shrubbery as well as buffering.

- f. *All proposed fences and / or walls proposed for the front and / or side yards shall be reviewed as part of the Highway Corridor Design Approval Request.*

There is no additional fencing proposed for this project.

### **III. SUBDIVISION – PLANNED DEVELOPMENT REVIEW**

There are no outstanding issues from Technical Review.

### **IV. STAFF RECOMMENDATION**

Staff has visited the site, reviewed the highway corridor application submission, met with the technical committee and recommends approval of MSP-11-17 and HCPD-11-21 in accordance with the site plan and landscape plan titled, “Building Addition Cedars Medical Clinic Sumter, South Carolina” prepared by HC Engineering Site and Environmental Consultants, dated 3-23-11 and revised 4-11-11; and building elevations titled, “Alterations and Additions to Cedars Medical Clinic Building Elevations and Misc. Details,” prepared by LCM Design Group, Inc. dated March 3, 2011.

### **V. DRAFT MOTION**

I move that the Sumter City-County Planning Commission approve MSP-11-17 and HCPD-11-21 based on the submitted the site plan and landscape plan titled, “Building Addition Cedars Medical Clinic Sumter, South Carolina” prepared by HC Engineering Site and Environmental Consultants, dated 3-23-11 and revised 4-11-11; and building elevations titled, “Alterations and Additions to Cedars Medical Clinic Building Elevations and Misc. Details,” prepared by LCM Design Group, Inc. dated March 3, 2011.

### **VI. SUMTER CITY-COUNTY PLANNING COMMISSION – APRIL 27, 2011**

The Sumter City-County Planning Commission at its meeting on Wednesday, April 27, 2011, approved this request for major site plan and highway corridor review.