

Sumter City-County Planning Commission

June 26, 2013

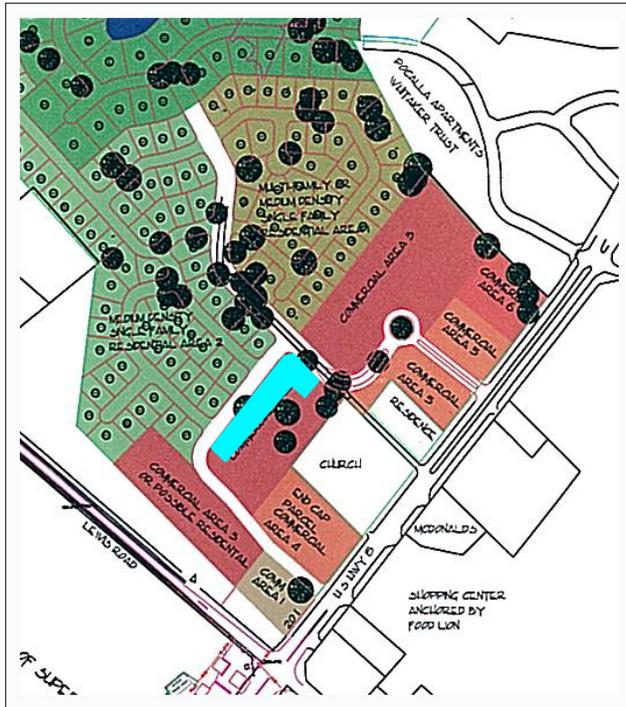
PD-06-10 (Revision 3), Louis Tisdale / Pocalla (City)

I. THE REQUEST

Applicant:	Louis Tisdale
Status of the Applicant:	Representative for Owners –Tyler B. Dunlap / Dunlap Properties
Request:	Request to modify the planned development and convert an area from commercial to residential parcels.
Location:	1700 Highway 15 South
Size of Property:	+/- 143.7 Acres
Present Use/Zoning:	Partially developed subdivision with mixed use residential and commercial/Planned Development (PD)
Proposed Zoning:	Planned Development (PD)
Proposed Use of Property:	Mix use Planned Development with integrated Commercial and Residential Development.
Tax Map Reference:	225-00-02-018
Adjacent Property Land Use and Zoning:	North – Pocalla Swamp / AC, PD, R-15, R-9, RMF South – Lewis Road / PD, NC East – Highway 15 South, GC, NC, AC, Pocalla Crossing Shopping Center West – Small Residential Area & Vacant Land/AC & HI

II. BACKGROUND

The applicant proposes modifications to the planned development, specifically to change one of the approved commercial portions (As indicated on the plan **below** in blue) of the planned development to residential. The original plan is shown and attached as Exhibit A. In PD-06-10 (Revision 2) revisions to the residential portions of the development were approved by City Council on October 2, 2007.



Left: Portion of Commercial Area for proposed change of the planned development to residential use shown in blue.

In the current request the applicant is converting some of the proposed commercial areas to residential as shown in the layout (*below*) and attached as Exhibit B. The proposal is to create 16 new parcels as listed below:

- 7 along Masters Drive with dimensions 60' x 176.14' (area = 10,568 SF)
- 9 along Talisker Drive with dimensions 60' x 200' (area = 12,000 SF)

These parcels would be larger in depth than the adjacent residential parcels in Pocalla Springs, but would match the existing street frontage widths.

The setbacks for these lots would be: Front – 25', Sides – 5', Rear – 25'. The total number of residential lots approved for the original PD was 304. This proposal will increase the total number of residential lots to 320.



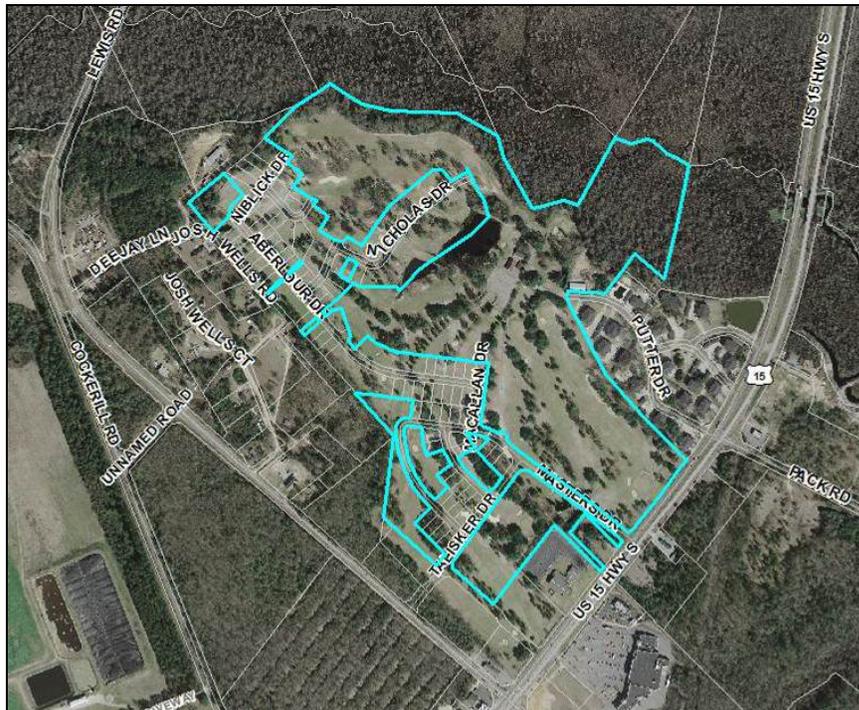


Above: The intersection of Master's Drive and Hwy. 15 South, across from Pocalla Crossing Shopping Center.

Below: The intersection of Lewis Rd. and Hwy. 15 South.



Below: Aerial of Pocalla Springs Subdivision





Left and Below: Adjacent residential uses to the proposed area.



Above: The bank on the corner of Lewis Rd. and the entrance to Pocalla Springs subdivision under construction now is one of the commercial uses that falls within the planned development.



Above and Below: The area where the proposed residential parcels will be located has several very large oak trees. One of the main considerations in changing this from commercial to residential use is that the developer wishes to preserve most of the trees and feels that they will accentuate residential development. Prior to land disturbance, the applicant will be expected to provide a specific tree protection plan for this area.



Compatibility with Land Development Plan:

The 2030 Comprehensive Plan designates this area as Priority Commercial/Mixed-Use (PCM). The objective of the PCM designation is to encourage destination retail and neighborhood commercial uses and to direct high-quality commercial and mixed use development. Therefore this request is compatible with the goals of the comprehensive plan.

III. TRAFFIC REVIEW

A Traffic Impact Study was submitted for this planned development in 2007. All recommended mitigation measures including a signalized intersection on Hwy. 15 South have been implemented. This request will not change previously approved and established access to the development.

IV. WATER AND SEWER AVAILABILITY

Water and sewer have been made available through the City of Sumter.

V. STAFF RECOMMENDATION

Staff recommends approval of this request subject to the submitted plan titled “Pocalla Springs Subdivision, Proposed 16 Lots” prepared by Black River Land Surveying, LLC and dated 10/8/2012.

VI. PLANNING COMMISSION – JUNE 26, 2013

The Sumter City-County Planning Commission at its meeting on Wednesday, June 26, 2013, recommended approval for this request subject to the submitted plan titled “Pocalla Springs Subdivision, Proposed 16 Lots” prepared by Black River Land Surveying, LLC and dated 10/8/2012.

VII. CITY COUNCIL – JULY 16, 2013 – FIRST READING/PUBLIC HEARING