

Sumter City-County Planning Commission

July 24, 2013

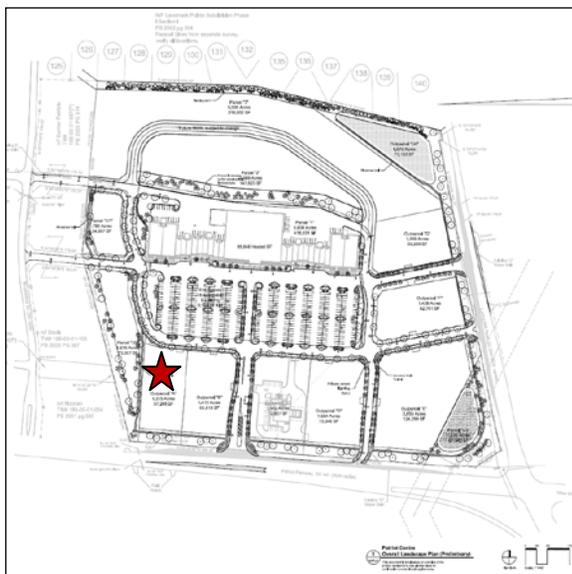
MSP-13-34 & HCPD-13-16, Willie Sue's at Patriot Centre (City)

I. THE REQUEST

Applicant:	Scott Bell, RS Bell Architects, LLC
Status of the Applicant:	Project Architect
Request:	Major site plan and highway corridor review for a proposed 6,240 sq. ft. restaurant.
Location:	Patriot Centre, northwest corner of the intersection of Patriot Parkway and Loring Mill Road.
Size of Property:	+/-1.315 acre outparcel within larger development
Present Use:	Undeveloped
Zoning:	PD-00-08, Sumter West Planned Development
Proposed Use:	Full Service Restaurant
Tax Map Reference:	185-00-01-038 (Part)

II. BACKGROUND

The Applicant is requesting Major Site Plan approval to develop a 6,240 sq. ft. full service restaurant within the Patriot Centre retail development. As shown in the preliminary overall plan for Patriot Centre below, this 41.16 acre retail development was to be anchored by an 85,000 sq. ft. retail strip center with multiple outparcels. Construction began on the infrastructure in 2008, however; as shown in the 2011 Pictometry below,



the project was halted after utility and stormwater management infrastructure was completed but prior to full installation of the road network. In order to complete the proposed restaurant development, a portion of the road network and pedestrian facilities must be installed as part of this project.

Land Use & Zoning Compatibility:

As shown in the 2030 Land Use Plan map to the right, the property is designated as a Priority Commercial Mixed-Use node. Based on the goals, policies and objectives set forth in the 2030 Land Use Plan and zoning designation, this use is compatible with the plan.

Restaurant developed with high quality design, is a good use in this location.



III. SITE PLAN REVIEW

The applicant has submitted the following plans:

Site Layout:

The applicant has submitted an architectural site plan titled, “Studies for; Willie Sue’s Food and Spirits at Patriot Centre” prepared by RS Bell Architects LLC, dated July 1, 2013, sheet SA 1.1. In addition, building elevations titled, “Willie Sue’s Food and Spirits at Patriot Centre,” prepared by RS Bell Architects LLC, dated July 1, 2013, sheets A4.1 and A4.2.

A full set of civil plans are under development. The applicant has requested approval contingent upon submission of full civil plans that reflect the architectural site plan.

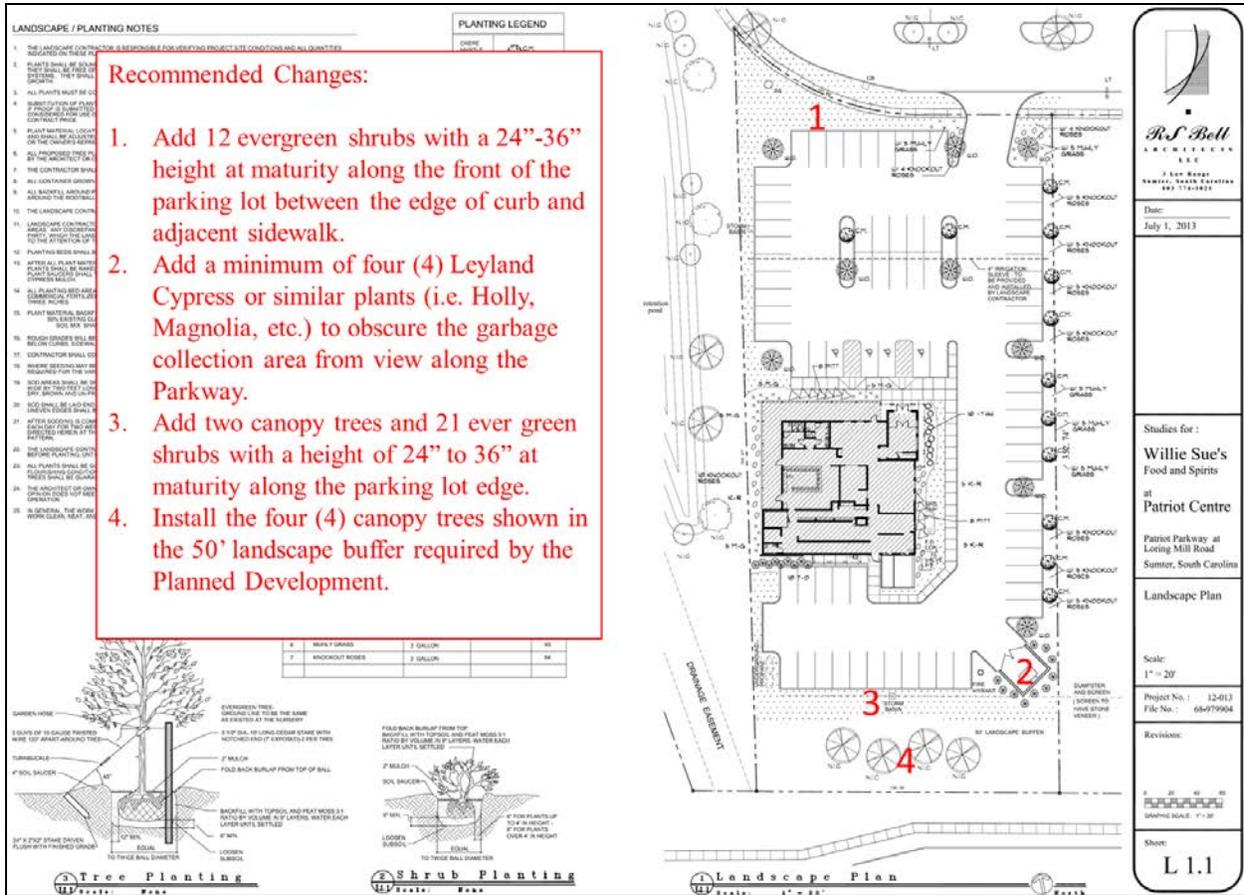
The Site Plan is attached to this report.

Parking Lot Development:

The architectural site plan shows a 6,240 sq. ft. restaurant building with 76 parking spaces. Restaurants are required to have 1.2 parking spaces per 100 sq. ft. of gross floor area, based on Ordinance standards the site must provide at minimum 75 parking spaces. The submitted plan meets the required number of parking spaces.

Landscaping and Bufferyards:

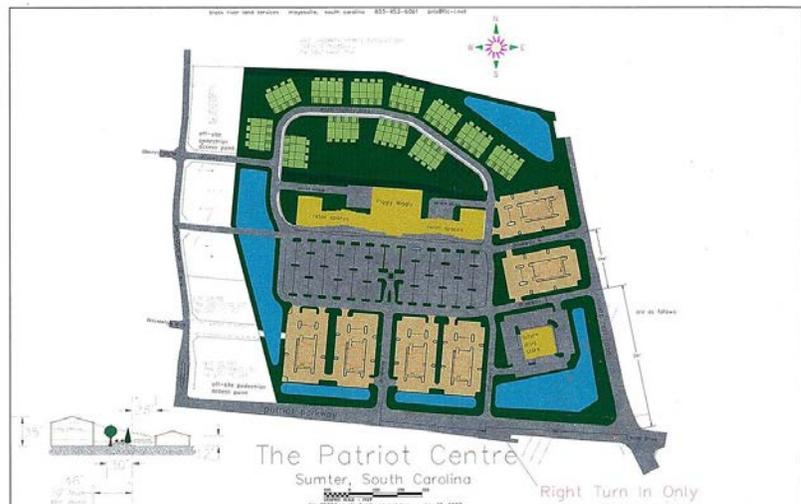
The site plan meets all required setbacks and bufferyard widths however; there are four items that must be addressed with the landscape plan.



Upon implementation of the above recommendations, the landscaping will meet Ordinance standards. On July 15, 2013 Staff discussed these issues with the Landscape Designer for the project, the Applicant has agreed to these changes.

Traffic Impact Analysis and Access Management Review (TIAS):

A Traffic Impact Study was submitted in 2008 when the Patriot Centre was first approved. As part of the retail center's development plan, overall site access was approved based on the access drives shown in the graphic to the right.



Each outparcel gains access to Patriot Parkway and Loring Mill Roads from the access points shown in the approved Patriot Centre concept plan. Initially, site development was to proceed with the construction of all access infrastructure and development of the 85,000 sq. ft. retail anchor structure however, construction halted after all of the utility infrastructure and some of the road beds were installed, prior to any site paving.

As shown in the graphic below, the closest access point to the proposed outparcel is the full access drive on Patriot Parkway.



The area shaded in yellow is the most logical route for access to the development site. Planning Staff recommends that this portion of the internal shopping center road network highlighted above be installed prior to issuance of a Certificate of Occupancy for the proposed restaurant. In addition, interparcel pedestrian access is a requirement of this planned development. As such, the sidewalk, indicated as a bold yellow-orange line in the graphic must also be installed to meet the requirements of the planned development.

It should be noted that future development within Patriot Centre will trigger the requirement for additional transportation infrastructure installation including additional sidewalks, and installation of deceleration and turn lanes as this entrance.

Stormwater Management:

Stormwater management for Patriot Centre is undertaken through a comprehensive plan that addresses the entire 41+ acres. As per a site visit and file review conducted by Teague Elliott, Stormwater Program Manager for the City of Sumter Stormwater Utility, it appears that 3 out of the four proposed detention ponds were constructed during the initial construction in 2008.

Outparcel A, the proposed development site drains to “Detention Pond 2” that has already been constructed. Based on approved plans and calculations, each outparcel was assumed to have no more than 80% impervious surface. Based on the submitted architectural site plan, the site is 68% impervious. This number will be verified upon receipt of full final civil plans.

IV. HIGHWAY CORRIDOR PROTECTION DISTRICT

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 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 project is new construction.

- 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.*

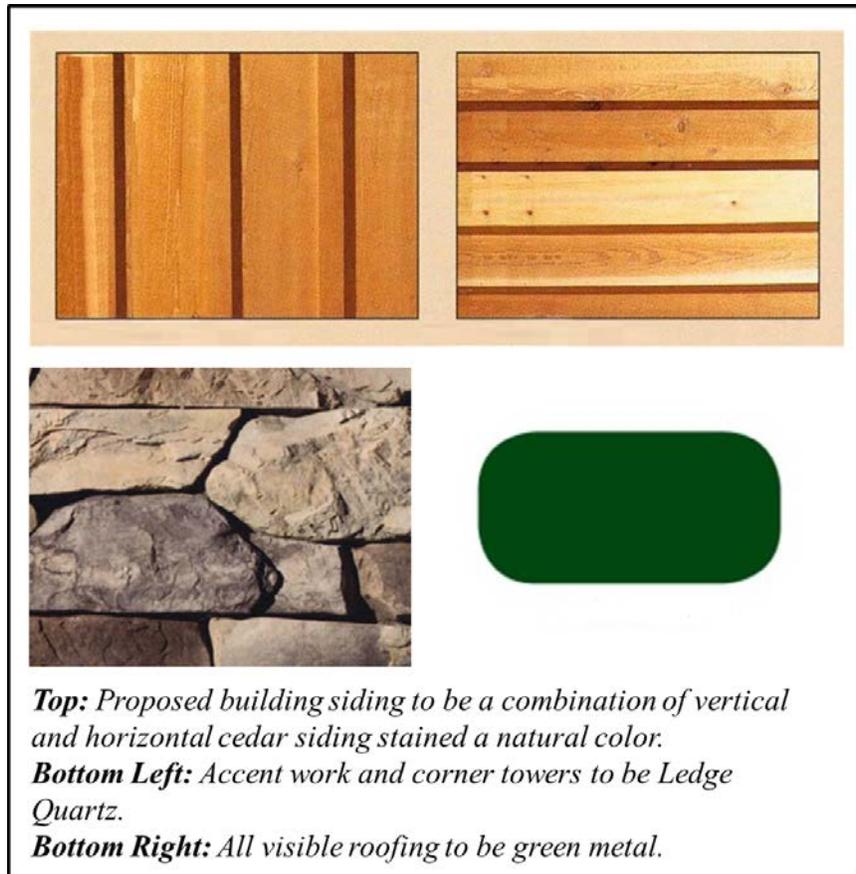
The site is new construction. As shown in the renderings below, the proposed exterior materials will be predominantly cedar siding with ledge quartz veneer and green metal roofing. The following 3D renderings show all four sides of the proposed building.



*Above: building from the Patriot Centre Parking Lot Looking South-west
Below: building from Patriot Parkway Looking North*



*Above: Front entrance of the building—this is the view seen from the Patriot Centre parking lot
looking south towards Patriot Parkway*



- 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.);

The Planned Development does not allow individual freestanding signs for each outparcel. The structure is permitted to have a maximum of two wall signs. The combined area of the wall signs is not to exceed 15% of the front wall area of the structure. Architectural renderings show wall signage however actual sign area has not been calculated—signs shown on the rendering may be required to be smaller than proposed in order to meet standards.

- 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. Upon revisions to the plan outlined by Planning Staff, the proposed landscaping plan will meet Ordinance Standards.

- 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.*

As per the applicant's submission, the only walls proposed will be around the dumpster pad at the Patriot Parkway frontage. This dumpster is to have a 6 ft. tall wall with Ledge Quartz veneer to match the accent rock on the main structure.

V. STAFF RECOMMENDATION

Contingent upon submission of a revised landscape plan addressing the deficiencies outlined in the landscape review and submission of full civil plans that reflect the submitted architectural site plan, Staff recommends approval.

VI. DRAFT MOTION

Motion #1 –

I move that the Sumter City-County Planning Commission approve MSP-13-34/HCPD-13-16, Willie Sue's at Patriot Centre subject to the architectural site plan titled, "Studies for; Willie Sue's Food and Spirits at Patriot Centre" prepared by RS Bell Architects LLC, dated July 1, 2013, sheet SA 1.1. In addition building elevations titled, "Willie Sue's Food and Spirits at Patriot Centre," prepared by RS Bell Architects LLC, dated July 1, 2013, sheets A4.1 and A4.2. Contingent upon submission of full civil plans and a revised landscape plan as per Planning Staff recommendation.

VI. PLANNING COMMISSION – JULY 24, 2013

The Sumter City – County Planning Commission at its meeting on Wednesday, July 24, 2013, voted to approve this request – MSP-13-34/HCPD-13-16, Willie Sue's at Patriot Centre – subject to:

- The architectural site plan titled, "Studies for; Willie Sue's Food and Spirits at Patriot Centre" prepared by RS Bell Architects LLC, dated July 1, 2013, sheet SA 1.1.;
- Building elevations titled, "Willie Sue's Food and Spirits at Patriot Centre," prepared by RS Bell Architects LLC, dated July 1, 2013, sheets A4.1 and A4.2.; and
- Contingent upon submission of full civil plans and a revised landscape plan as per Planning Staff recommendation.