

# Sumter City-County Planning Commission

November 20, 2013

## MSP-13-50/HCPD-13-26/ CU-13-36, S. Pike West – Wall Street Green Phase 2 (City)

### I. THE REQUEST

<b>Applicant:</b>	United Developers, Inc.
<b>Status of the Applicant:</b>	Project Owner/Developer
<b>Request:</b>	Conditional use, major site plan and highway corridor approval for the construction of 32 unit addition to the existing Wall Street Green Apartment site.
<b>Location:</b>	S. Pike West approximately 300 ft. east of the intersection of Wall St. and S. Pike West.
<b>Size of Property:</b>	+/- 3.0 acres
<b>Present Use:</b>	Undeveloped parcel.
<b>Zoning:</b>	General Commercial (GC)
<b>Proposed Use:</b>	Multi-family apartments
<b>Tax Map Reference:</b>	229-00-01-016

### II. BACKGROUND

The Applicant is requesting Conditional Use approval, Major Site Plan approval and Highway Corridor Protection District Design Review Approval to construct an additional 32 units at the Wall Street Green Apartment Complex. Conditional use approval is a staff level review, however; site plan review plays a vital role in use approval. The proposed facility location is shown in the area indicated in red in the 2011 Pictometry above.



The +/-3.0 acre tract will accommodate an additional 32 dwelling units in two 16-unit apartment buildings. The addition will also accommodate an on-site laundry facility, community open space, parking and garbage collection area. The proposed addition will be interconnected with the existing Wall Street Green Apartments to the immediate west and will have a full access drive onto S. Pike West. In addition, extensive perimeter landscaping is proposed to the east and south of the property. Conditional uses are reviewed in accordance with **Article 5, Section B, 5.b.1.a.** through **5.b.1.f.** as follows:

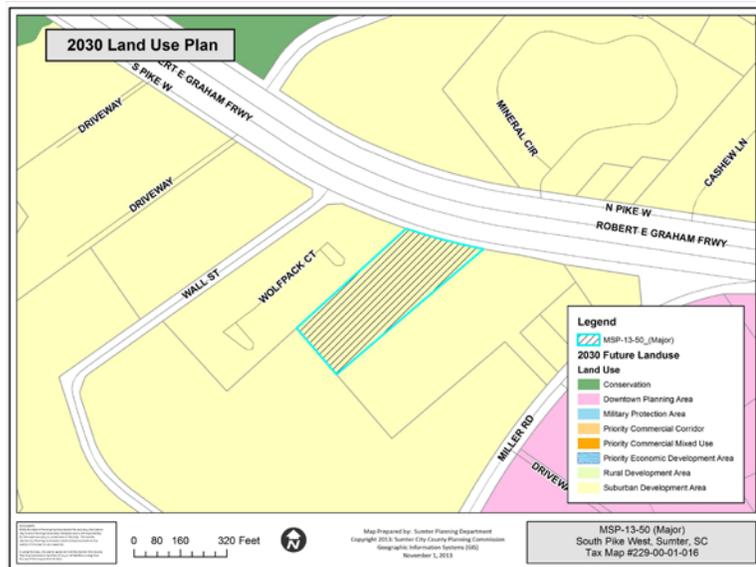
- a. *That ingress and egress to the proposed use be provided with reference to automotive and pedestrian safety and convenience, traffic generation flow and control, and access in case of fire or catastrophe, such as not to be detrimental to existing or anticipated uses, either adjacent to or in the vicinity of the proposed use;*
- b. *The off-street parking and loading areas, where required or proposed by the applicant, be designed and provided in harmony with adjacent properties;*
- c. *That refuse and service areas be adequately screened so as not to be visible from adjacent property or public rights-of-way and shall be located in such a way as not to create a nuisance to adjacent properties;*
- d. *That screening, buffering or separation of any nuisance or hazardous feature be provided with reference to type, dimensions and character, and be fully and clearly represented on the submitted plans, to protect adjacent properties;*
- e. *That proposed signs and exterior lighting be provided so as not to create glare, impair traffic safety, or be incompatible with adjacent properties;*
- f. *That the affected site shall be suitable in terms of size, shape and topographic conditions to accommodate the proposed use, building or project and to insure compatibility and the safety and welfare of area residents.*

Based on submitted plans, Planning Staff finds that the submitted plans adequately address all conditional use review criteria as outlined above.

**Land Use & Zoning Compatibility:**

As shown in the 2030 Land Use Plan map to the right, the property is influenced by the Suburban Development (SD) land use areas. Currently, the property is zoned General Commercial (GC).

The primary objective of the Suburban Development designation is to scrutinize and manage the existing development patterns, foster intentional mixed-use development and identify new



commercial and industrial locations where form and design are a focus, all in a more efficient manner. In addition, Suburban Development Policy #1 states, “*The City and County will support and intentional mix of uses at medium densities in order to encourage development that offers residential, commercial, recreational, and employment uses in close or reasonable proximity to one another.*” (LU 13)

The intent of the General Commercial zoning district is to accommodate the broadest possible range of commercial uses, determined principally by market conditions, while protecting the environment from potentially objectionable uses—multi-family apartments are a conditional use in the GC district. In general, South Pike is not an ideal location for multi-family housing due to its isolation from employment, public schools and limited pedestrian access to basic retail and service locations, however; this is the final phase of a development approved under previous regulations.

The following table details the adjacent properties zoning and land use designations, as well as their compatibility to the proposed project.

	<b>Zoning</b>	<b>2030 Land Use Designation</b>	<b>Type of Uses</b>	<b>Compatible w/ proposed use</b>
<b>North</b>		SD	S. Pike West/Robert E. Graham Frwy.	Yes
<b>South</b>	GC	SD	Undeveloped/Church	Yes
<b>East</b>	GC	SD	Utility Company	No
<b>West</b>	GC	SD	Wall Street Green Apartments	Yes

\*GC = General Commercial, SD = Suburban Development

With implementation of the proposed site development plans, including landscaping, Staff finds that this proposed expansion will not have any negative impact on the corridor or adjacent uses.

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

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

The applicant has submitted the following plans:

Full Civil and Landscape plans titled, “United Development Wall Street Green Phase II Site Engineering,” dated October 2013, revised November 8, 2013; prepared by MDG Engineering.

Building Elevation, Fencing details, and building landscaping & details titled, “Wall Street Green, Phase II Sumter, SC”, dated 9-27-13; prepared by Moore Riley Architects, P.A. sheet nos. L-1 of 1, and a-2 of 12 through a-4 of 12.

#### ***Civil Plans Include the Following:***

- Cover
- Vicinity Map and General Notes (G1)
- Existing Conditions and Erosion Control (M1)
- Master & Landscaping Plan (M2)
- Geometry Plan (C1)

- Grading and Drainage Plan (C2)
- Utility Master Plan (C3)
- Utility Profile (P1)
- Erosion Control Details (D1)
- Sanitary Sewer Details (D2)
- Water Details (D3)
- Street Details (D4)
- Miscellaneous Details (D5)
- Building Landscaping Details (L1)

Sheets M1, M2, and L1 have been attached to this report.

*Setbacks & Bufferyards:*

- S. Pike West – 10’ with 10’ landscape buffer at street front
- Sides – 50’ with 5’ landscape buffer
- Rear – 50’ with 5’ landscape buffer

Minimum Distance between buildings: 30’

Maximum Building Height: 45’

Minimum Site Area: 2 acres

Maximum Impervious Surface Ratio for Multi-Family in the GC zoning district is 65%

Common Open Space Ratio (% project area): 25%

Maximum Density (units per gross acre): 16 units

Based on review of the plans, the site appears to meet overall development standards as required by the Zoning & Development Standards Ordinance.

***Landscaping & Tree Protection Plan:***

The applicant has submitted a landscape plan that addresses landscaping around the buildings and the parking lot as well as additional landscaping along the S. Pike West street frontage at the existing Wall Street Green Development. Plans also address buffering and the stormwater management area. A copy of the plan has been attached to this report.

The overall landscape plan calls for the following plants and quantities:

KEY	VARIETY	QTY.	SIZE
WM	WAX MYRTLE	137	4'-5', 3 GAL.
VP	VARIGATED PRIVET	25	3'-4', 5 GAL.
NS	NELLIE STEVENS	9	6', 3/4" C, 7 GAL.
CH	CARISSA HOLLY	-	15"-16", 3 GAL.
YH	YAUPON HOLLY	-	20"-24", 3 GAL.
YEW	DENSIFORMA YEW	10	18"-24", 3 GAL.
FS	FORSYTHIA	-	18"-24", 3 GAL.
AB	DWARF GLOSSY ABELIA	4	12"-14", 3 GAL.
DY	DWARF YAUPON	16	15"-18", 3 GAL.
ND	NANDINA DOMESTICA	-	15"-18", 3 GAL.
OL	OTTO LAYREL	14	18"-24", 3 GAL.
VLM	VARIGATED LIRIOPE	-	12", 1 GAL.
MG	MONDO GRASS	-	12", 1 GAL.
CMR	CREPE MYRTLE - RED	19	6', 3/4" C, 7 GAL.
WC	WEeping CRABAPPLE	9	8'-10', 7 GAL.
GR	GOLDENRAIN TREE	5	1 1/2"-2" C, 10'
WO	WILLOW OAK	7	2 1/2"-3" C, 12'-14'
RB	RIVER BIRCH	9	2"-2 1/2" C, 10'-12'
ROM	RED MAPLE	10	2"-2 1/2" C, 10'-12'
BC	BALD CYPRESS	14	2"-2 1/2" C, 10'

Building Foundation Plantings will include the following:

LANDSCAPE PLANT LIST			
KEY	VARIETY	QTY.	SIZE
WM	WAX MYRTLE	-	4'-5', 3 GAL.
VP	VARIGATED PRIVET	-	3'-4', 5 GAL.
NS	NELLIE STEVENS	12	6', 3/4" C, 7 GAL.
CH	CARISSA HOLLY	44	15"-16", 3 GAL.
YH	YAUPON HOLLY	12	20"-24", 3 GAL.
YEW	DENSIFORMA YEW	14	18"-24", 3 GAL.
FS	FORSYTHIA	24	18"-24", 3 GAL.
AB	DWARF GLOSSY ABELIA	56	12"-14", 3 GAL.
DY	DWARF YAUPON	26	15"-18", 3 GAL.
ND	NANDINA DOMESTICA	56	15"-18", 3 GAL.
OL	OTTO LAUREL	40	18"-24", 3 GAL.
VLM	VARIEGATED LIRIOPE	166	12", 1 GAL.
MG	MONDO GRASS	92	12", 1 GAL.
CMR	CREPE MYRTLE - RED	-	6', 3/4" C, 7 GAL.
WC	WEeping CRABAPPLE	-	8'-10', 7 GAL.
GR	GOLDENRAIN TREE	-	1 1/2"-2" C, 10'
WO	WILLOW OAK	-	2 1/2"-3" C, 12'-14'
RB	RIVER BIRCH	-	2"-2 1/2" C, 10'-12'
ROM	RED MAPLE	-	2"-2 1/2" C, 10'-12'

***Parking Plan:***

Section 8.j.3.n outlines the requirements for off-street residential parking. In accordance with Section 8.j.3.n 2 or more bedroom residential units are required to have 2 parking spaces per unit. Based on 32 total units, the minimum number of required parking spaces per regulations is 64, three (3) of the 64 spaces must be designated for handicap parking. The submitted plans make accommodation for 75 parking spaces, four (4) of which have been designated Handicap Accessible.

The parking plan depicts 90° parking spaces with 25 ft. drive aisles. The 25 ft. aisle widths meet the minimum requirement of the Ordinance. Based on the proposed parking lot layout, 25 feet should be sufficient for safe vehicle maneuvering.

***Traffic Impact Analysis and Access Management Review:***

This project does not meet the threshold requirements for a formal traffic study. The proposed site is located on S. Pike West, approximately 300' east of the intersection of Wall St. and S. Pike West. The project site is located on SWRTA Bus Route #4. The 32 unit low-rise apartment buildings (ITE LUC 221) will generate 16 vehicle trips during weekday AM peak hour and 20 trips during weekday PM peak hour. It is not anticipated that this additional traffic will negatively impact the corridor.

Planning Staff has reviewed the proposed access plan and finds that the proposed full access point on S. Pike West is acceptable and does not conflict with other access points in the vicinity based on adjacency or distance. In addition, the proposed plan shows inter-parcel access by connecting this 32 unit development with the adjacent 64 units to the west, thereby providing additional ingress/egress for the first phase of the Wall Street Green development.

***Stormwater Management:***

Stormwater plans will utilize a dry pond that wraps the site. There is a 5 ft. change of grade projected from the top elevation to the bottom over a span of 50', as per the landscape plan this area will be treated with centipede sod. Plans are pending submission to the Sumter Stormwater Utility for final review and approval.

***Utilities:***

*Fire:* The proposed buildings will be sprinkled. A Fire Hydrant must be located no closer than 40 ft. and not further than 100 ft. from the fire department connection for the structure. A Knox-Box is required for this project.

*Water & Sewer:* City Sewer and Water are available at this project site and will be served by both utilities.

**IV. HIGHWAY CORRIDOR PROTECTION DISTRICT**

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

**3.1.4. 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 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.

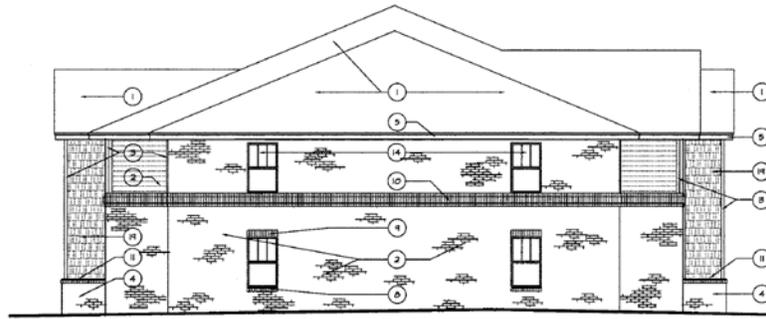
The structures will be constructed with a blending of brick, fiber cement board, clapboard siding and fiber cement board shingle siding with asphalt shingle roofs. The proposed structures are compatible with the buildings constructed in Phase 1 of the Wall Street Green Development. The following elevations show the proposed structure.



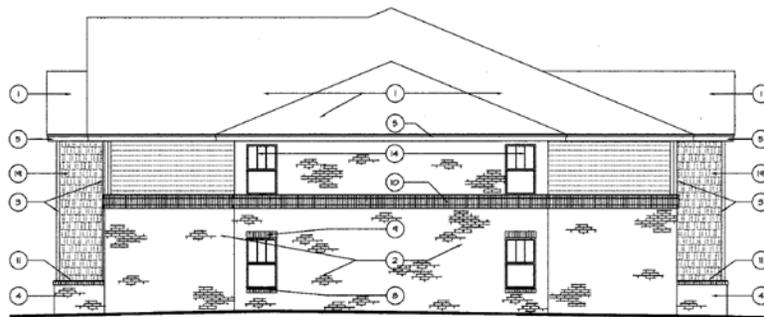
1 FRONT ELEVATION - BUILDING TYPE "A"  
1/8" = 1'



2 REAR ELEVATION - BUILDING TYPE "A"  
1/8" = 1'



5 L. SIDE ELEV. - BLDG. TYPE "A"  
A-6 1/8" = 1"



6 R. SIDE ELEV. - BLDG. TYPE "A"  
A-6 1/8" = 1"

- 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.);

Location of the freestanding sign has been indicated on the site plan and landscaping around the sign has been addressed as part of the overall landscape plan. The applicant has indicated that the sign is to be a monument style sign and developed in compliance with GC zoning standards for signage. Signage elevations/plans are not complete as of publication of this report.

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

A full landscape plan that addresses parking, buffering, and stormwater management areas has been submitted and is included with this packet.

- 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.

The applicant has submitted the dumpster screening plan. The screen shall be a board on board wooden privacy style fence with landscaping.

**V. TECHNICAL REVIEW MEETING – November 5, 2013**

There are no outstanding issues from Technical Review.

**VI. STAFF RECOMMENDATION**

Staff recommends approval for MSP-13-50 and HCPD-13-26 contingent upon stormwater management approval and an approved encroachment permit from SCDOT.

**VII. DRAFT MOTION**

*Motion #1:*

I move that the Sumter City-County Planning Commission approve MSP-13-50/HCPD-13-26, S. Pike West – Wall Street Green Phase 2 (City) subject to staff’s recommendation and the submitted Full Civil and Landscape plans titled, “United Development Wall Street Green Phase II Site Engineering,” dated October 2013, revised November 8, 2013; prepared by MDG Engineering; and Building Elevation, Fencing details, and building landscaping & details titled, “Wall Street Green, Phase II Sumter, SC”, dated 9-27-13; prepared by Moore Riley Architects, P.A. sheet nos. L-1 of 1, and a-2 of 12 through a-4 of 12.

**VIII. PLANNING COMMISSION – NOVEMBER 20, 2013**

The Sumter City – County Planning Commission at its meeting on Wednesday, November 20, 2013, voted to approve this request for conditional use, major site plan and highway corridor review approval for the construction of a 32-unit addition to the existing Wall Street Green Apartment site located on S. Pike West subject to staff’s recommendation and the submitted Full Civil and Landscape plans titled, “United Development Wall Street Green Phase II Site Engineering,” dated October 2013, revised November 8, 2013; prepared by MDG Engineering; and Building Elevation, Fencing details, and building landscaping & details titled, “Wall Street Green, Phase II Sumter, SC”, dated 9-27-13; prepared by Moore Riley Architects, P.A. sheet nos. L-1 of 1, and a-2 of 12 through a-4 of 12.