

Sumter City-County Planning Commission

August 27, 2014

MSP-14-34, 520 Physicians Ln. – Swan Lake Dialysis Center (City)

I. THE REQUEST

Applicant: David Ecker, Ecker Construction

Status of the Applicant: Project Owner/Builder

Request: Major site plan approval for construction of a new 10,155 sq. ft. dialysis center with associated parking and landscaping.

Location: 520 Physicians Ln.

Size of Property: +/- 1.48 acres

Present Use: Undeveloped

Zoning: Planned Development - PUD-97-14 (Revised) with underlying General Commercial (GC) development standards

Proposed Use: Dialysis Center

Tax Map Reference: 229-15-01-016

II. BACKGROUND

The Applicant is requesting Major Site Plan approval to construct a 10,155 sq. ft. dialysis center at 520 Physicians Ln. The proposed development area is shown in the Orthophoto to the right.

The property is part of a Planned Development (PUD-97-14) that is designated for medical office uses developed using General Commercial (GC) development standards. The site is accessed from Physicians Ln., a private road that connects to Miller Rd. adjacent to Willow Drive Elementary School.



Land Use & Zoning Compatibility:

As shown in the 2030 Land Use Plan map to the right, the property is influenced by the Conservation Preservation (CP) Planning Area as well as Suburban Development (SD) Planning Area. Currently, the property is zoned PD with underlying General Commercial (GC) uses.



The Suburban Development Planning area encourages infill and redevelopment in areas already suited with roads and infrastructure, while designated conservation areas are meant to protect and preserve environmentally sensitive areas from residential, industrial and commercial encroachment. Conservation areas adjacent to the Downtown and Suburban Planning Areas are characterized by floodplain, stream corridors, Carolina Bays and wetlands. As a general policy, development should be limited to these areas. Where development is appropriate, low impact engineering and architectural design practices shall be incorporated into all projects (LU 20).

Although the property is influenced by the CP planning area as a result of mapped floodplain, the parcel has been removed from the floodplain through a Letter of Map Amendment Based on Fill (LOMR-F) as a result of fill activities in 1981. The intent of this planned development is to accommodate medical office uses.

Based on the goals, policies and objectives set forth in the 2030 Land Use Plan and zoning designation, with implementation of proposed site development parameters, this use is compatible with the plan.

III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted the following plans:

Full Civil and Landscape Plans titled, “FMC – Swan Lake Prepared for Swan Lake Dialysis, LLC in the City of Sumter, Sumter County, South Carolina,” prepared by Heritage Engineering, Inc., Sheets C0-C4, dated June 24, 2014.

Exterior building elevations titled, “Proposed Dialysis Clinic for: Swan lake – 9185-1 520 Physicians Lance Sumter, South Carolina,” prepared by JKG Collaborative Architecture, sheets A1.1, A3.0 & A3.1, dated 6-25-2014.

Sheets C1 and C3 and have been attached to this report.

Setbacks & Bufferyards:

- Physicians Ln. – 35’ with 10’ wide Street Landscaping buffer at street front
- Sides – 0’, with 5’ Type A landscape buffer
- Rear – 20’, with 5’ Type A landscape buffer

Maximum Building Height: 60’

Maximum Impervious Surface Ratio for the GC zoning district is 92%

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

Landscaping & Tree Protection Plan:

Landscaping and buffering standards are established in the *Article 9, Landscaping, Buffer, and Tree Protection Requirements*. As shown in the graphic to the right, in accordance with Table 9-1 Landscaping Chart, based on the existing adjacent uses the site is required to provide Type A Landscaping on the side and rear property lines in addition to Street Landscaping along Physicians Ln.



Type A Landscaping

Buffer width: 5’ minimum buffer width
Plantings: 2 Canopy and 2 Understory trees per 100 linear feet.
15 shrubs per 100 linear feet.

Street Landscaping

Buffer width: 10’ minimum buffer width
Plantings: 3 Canopy Trees per 100 linear feet
20 Shrubs per 100 linear feet.

Additionally, there can be no more than 15 parking spaces between landscape islands and a tree is required at the end of each row of parking. Each tree islands must be planted with a minimum of one (1) canopy tree and 3 shrubs.

The overall landscape plan calls for:

- 17 – 2” caliper/7’ tall – Willow Oaks
- 12 – 2” caliper/7’ tall – Red Maple
- 12 – 1 ½” caliper/5’ tall – Crape Myrtle
- 5 – 1 ½” caliper/5’ tall – Kousa Dogwood
- 130 – 15” tall – Dwarf Youpon
- 27 – 15” tall – Carissa Holly
- 22 – 15” tall – Indian Hawthorn

Based on review of the plan and plant spacing/locations, this meets the minimum planting requirements of Article 9.

Parking Plan:

As per the requirements found in Article 8, Exhibit 8-9, the parking requirement for Doctors Offices & Clinics is 2 per bed or 1 space per 150 sq. ft. GFA (gross floor area), whichever is greater. Based on a building size of 10,155 sq. ft., the minimum parking required is 68 spaces. A minimum of three (3) of the 68 spaces is required to be designated for handicap use. The submitted plans make accommodation for 64 standards parking spaces, 2 standard ADA spaces and 2 ADA Van Accessible Spaces for a total of 68 parking spaces.

The parking plan depicts a 90° parking with 25' two-way drive aisles. The proposed parking spaces and aisle widths meet the minimum requirement of the Ordinance. Based on the proposed parking lot layout, site flow should be acceptable.

Traffic Impact Analysis and Access Management Review:

This project does not meet the threshold requirements for a formal traffic study. The proposed development is to construct a 10,155 sq. ft. dialysis center at Physicians Ln. off Miller Rd. Physicians Ln. is a private street that serves the +/-8.0 acre medical office development in the vicinity of the project site. Physicians Ln. has a direct connection to Miller Rd. The current Miller Rd./Physicians Ln. intersection has no traffic controls in place.

Planning Staff recommended implementation of lane markings for a stop bar and installing a stop sign on Physicians Ln. at Miller Rd. Staff has relayed this recommendation to the applicant and they are in agreement with installation of lane marking and the stop sign as part of this project. Plans have been revised to show proposed lane markings and signage at the Miller/Physicians intersection.

Stormwater Management:

Stormwater plans have been reviewed and approved. The proposed development plan utilizes a shared off-site stormwater facility with the adjacent funeral home development. The approved plans increase capacity at the existing facility to the rear of the development site.

Utilities:

Fire: The building 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. Plans show the FDC adjacent to an existing hydrant on Physicians Ln.

Water & Sewer: City sewer and water services are already stubbed in at this site. The developer is coordinating with the Public Services Department to add additional water service to the site to accommodate the proposed use in addition to the existing service connections.

Natural Gas: The developer is coordinating with SCE&G to run natural gas service to the site.

IV. TECHNICAL REVIEW MEETING – AUGUST 12, 2014

There are no outstanding issues from Technical Review.

V. STAFF RECOMMENDATION

Staff recommends approval for MSP-14-34.

VI. DRAFT MOTION

Motion #1:

I move that the Sumter City-County Planning Commission approve MSP-14-34, 520 Physicians Lane – Swan Lake Dialysis (City) subject to the Full Civil and Landscape Plans titled, “FMC – Swan Lake Prepared for Swan lake Dialysis, LLC in the City of Sumter, Sumter County, South Carolina,” prepared by Heritage Engineering, Inc., Sheets C0-C4, dated June 24, 2014.

VII. PLANNING COMMISSION – AUGUST 27, 2014

The Sumter City – County Planning Commission at its meeting on Wednesday, August 27, 2014, approved this request for major site plan approval for construction of a new 10,155 sq. ft. dialysis center with associated parking and landscaping subject to the Full Civil and Landscape Plans titled, “FMC – Swan Lake Prepared for Swan Lake Dialysis, LLC in the City of Sumter, Sumter County, South Carolina,” prepared by Heritage Engineering, Inc., Sheets C0-C4, dated June 24, 2014.