

Sumter City-County Planning Commission

September 24, 2014

MSP-14-35/HCPD-14-25, 418 Broad St. – Cypress Gardens Dialysis Center (City)

I. THE REQUEST

Applicant: Drew Hill, HG7 Sumter 2, LLC

Status of the Applicant: Project Developer/Owner

Request: Major site plan and highway corridor approval for renovation of the +/-9232 sq. ft. commercial structure with associated site upgrades to include parking and access reconfiguration, and landscaping.

Location: 418 Broad St.

Size of Property: +/- 1.39 acres

Present Use: Vacant former medical equipment sales site

Zoning: General Commercial (GC)

Proposed Use: Dialysis Center

Tax Map Reference: 229-15-03-035 & 229-15-03-036

II. BACKGROUND

The Applicant is requesting Major Site Plan approval and Highway Corridor Protection District Design Review Approval to renovate the +/-9,232 sq. ft. former medical equipment retail store for a new dialysis center.

The redevelopment area is shown in the 2011 Pictometry to the right. In addition to building renovations, the existing asphalt areas on site will be removed and the site parking and landscaping will be redone to come into compliance with current standards. The parcel has frontage along Broad St. as well as Harry St. and Frazier St.



The +/-1.39 acre tract was originally developed in the 1950s with major improvements in 1996. Based upon Sumter Business License Records, the site has been vacant since the previous business relocated on October 1, 2013. As per *Article 6*, this site is currently grandfathered non-conforming and is not subject to discontinuance as the site has not been vacant for more than 18 months. As part of the redevelopment plan, site access will be modified to reduce the existing curb cut width on Broad St. Access to Harry and Frazier Streets is also being modified for improved safety. In addition, on-site traffic flow will also be changed to improve site circulation and overall safety, and sidewalk improvements are planned on the Broad St. frontage.

Land Use & Zoning Compatibility:

As shown in the 2030 Land Use Plan map to the right, the property is influenced by the Priority Commercial Corridor (PCC) Planning Area. Currently, the property is zoned General Commercial (GC)



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. A major theme of the 2030 is to encourage development in new locations while simultaneously bolstering sagging, under-utilized corridors within the Priority Commercial Corridor Areas through infill redevelopment and adaptive reuse of existing facilities.

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

	Zoning	2030 Land Use Designation	Type of Uses	Compatible w/ proposed use
North	GC/HCPD	PCC	Broad St. & Retail/Commercial	Yes
South	R-6	DPA	Single-family residential	Yes
East	GC/R-6/HCPD	PCC/DPA	Frazier St./Residential & Retail/Commercial	Yes
West	GC/R-6/HCPD	PCC/DPA	Harry St./Residential & Retail/Commercial	Yes

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

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

III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted the following plans:

Full Civil and Landscape Plans titled, "Site Development Plans for Cypress Gardens Dialysis 418 Broad Street Sumter, SC," prepared by Kimley-Horn and Associates, Inc. and Alex Roush Architects, Inc., Sheets C0.0-C6.1, L1.0-L2.0, and A-9, dated August 11, 2014 revised September 2, 2014.

Sheets C1.0, C2.0 and L1.0 have been attached to this report.

Setbacks & Bufferyards:

- Broad St. – 20' with 10' Street Landscape Buffer
- Harry St. – 17.5' with 10' Street Landscape Buffer
- Frazier St. – Established, with 10' landscape buffer at street front
- Rear – 50', with 15' Type C landscape buffer adjacent to the residential use

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:

The lot is currently paved from Broad St. to the existing structure with no integrated tree islands within the parking lot. The applicant has submitted a landscape plan that retrofits the parking lot and buffer areas to meet the standards in Article 9 of the Zoning Ordinance with the exception of the Frazier St. frontage.

Due to the width of the right of way and location of the building and power lines, the applicant has proposed planting grass adjacent to the building where there was previously asphalt & concrete. Because this is a grandfathered non-conforming site that has not been subject to a discontinuance, it is acceptable under code to treat the Frazier St. frontage with grass up to the edge of the roadway.

Parking Plan:

As per the requirements found in Article 8, Exhibit 8-9, the parking requirement for clinics are 2 per bed or 1 per 150 sq. ft. GFA (gross floor area) whichever is greater. Based on a building size of 9232 sq. ft. the development is required to have 62 parking spaces, 3 of which must be handicap accessible. The submitted plans make accommodation for 59 standards parking spaces, 1 standards ADA space and 2 ADA Van Accessible Spaces for a total of 62 parking spaces.

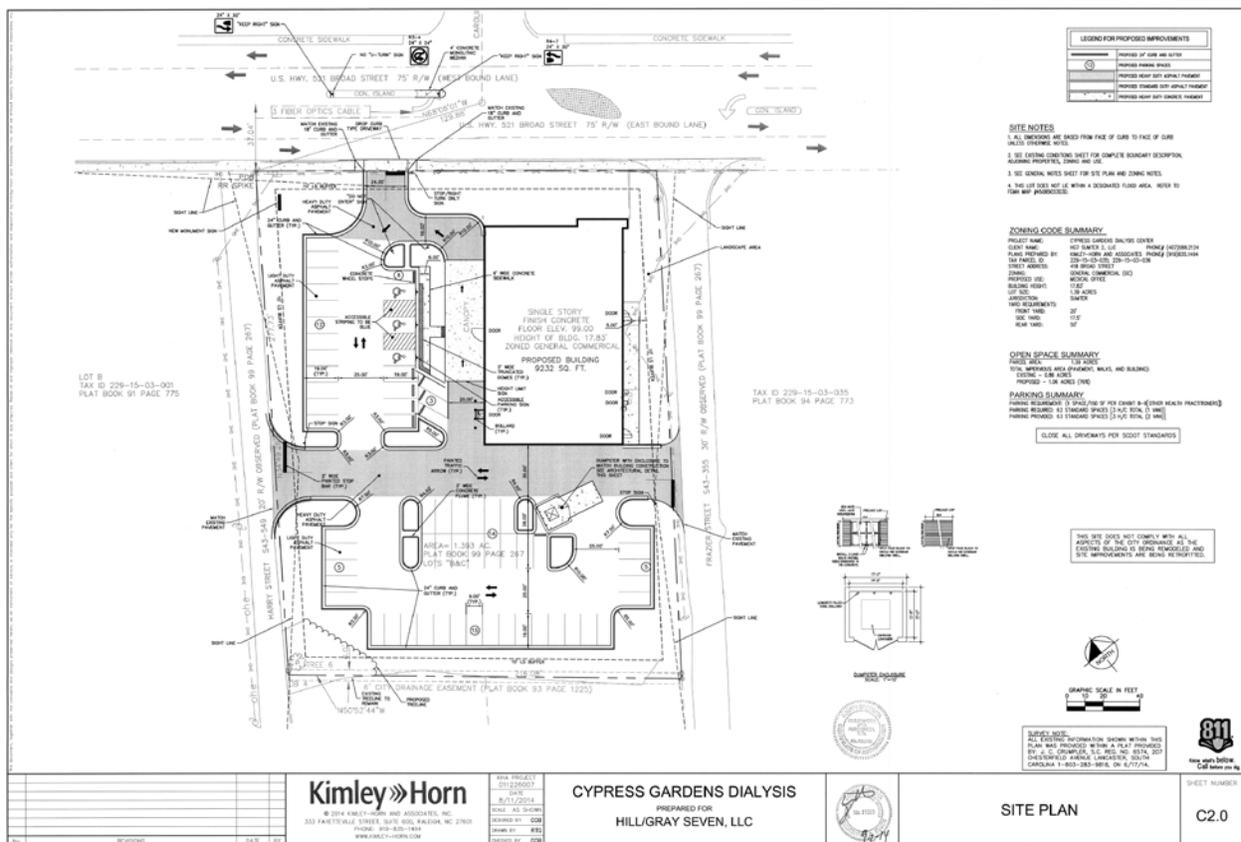
The parking plan depicts a combination of 90° parking and angled spaces. The proposed aisle widths meet the minimum requirement of the Ordinance. Based on the proposed parking lot layout, site flow should be sufficient.

Traffic Impact Analysis and Access Management Review:

The site is situated between three SCDOT owned streets—Harry St., Broad St., and Frazier St. Harry and Frazier Streets are minor collector streets with no determined traffic counts due to the extremely low volume from the adjacent residential uses. Broad St. is a principal arterial. In 2013, Broad St. had an AADT of 16,600 vehicles.

The proposed use for a dialysis center can be considered a clinic (LUC 630) in the ITE Trip Generation Manual 9th ed. Based on the building size, it is projected that the proposed use will generate 48 vehicle trips during peak hours. A TIS is not required as the proposed development does not meet the 100 peak hour trip threshold as required in Article 7.

There are three full access drives proposed as part of the site plan, one on each street frontage. As noted on the plans, all driveways that do not comply with SCDOT standards are to be closed or narrowed; resulting in the three access drives shown on the plans below.



The submitted plans improve existing non-compliant access to the site, and improve on-site flow and safety with delineated drive aisle and directional flow markings.

Stormwater Management:

Stormwater plans have been approved by the City of Sumter Stormwater Utility.

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.

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.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;*

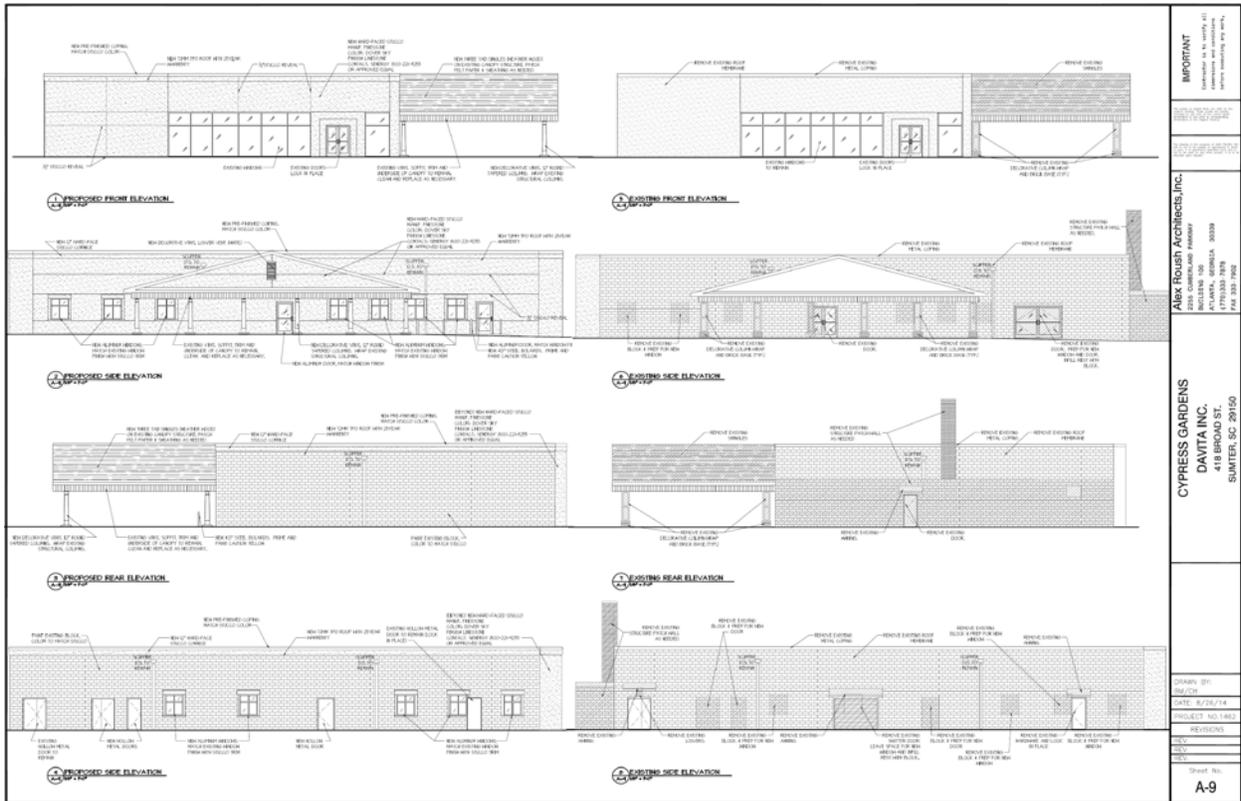
This is an existing structure with proposed exterior renovations.

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

This proposal is to renovate an existing building.

- 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 building is proposed to have façade upgrades to include new window and door openings, paintings, and stucco work as shown on the following page.



***YB5N Dark Bronze**



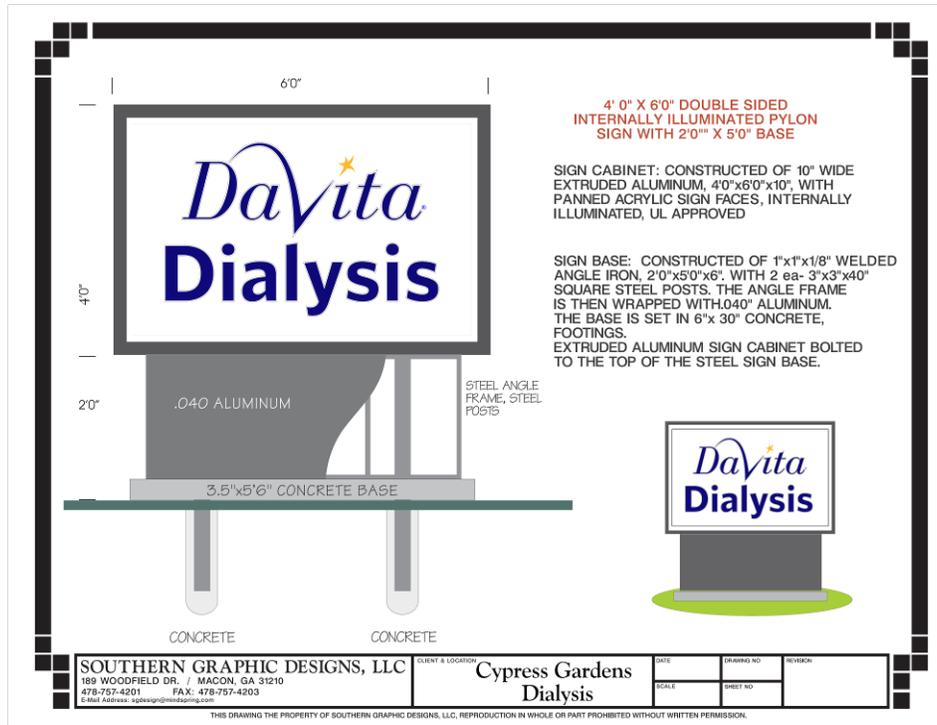
1 Max White



104 Dover Sky

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 freestanding sign location has been indicated on the plans. The proposed sign is to be a monument sign as depicted in the rendering on the following page.

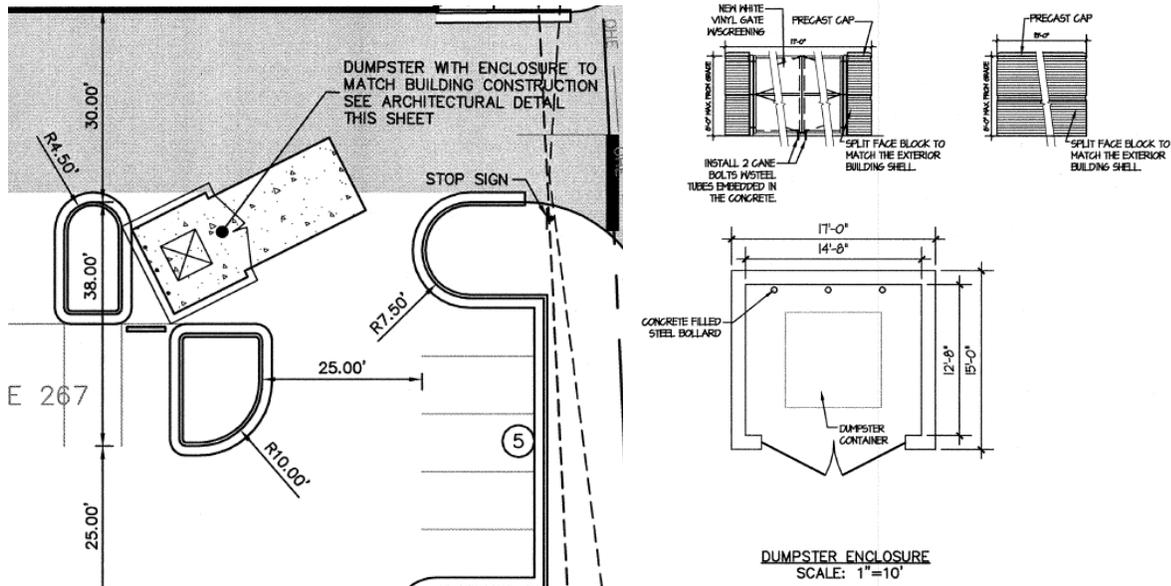


e. The landscaping plan shall include parking lot, building perimeters, detention ponds, and bufferyards where required.

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 shown below.



V. TECHNICAL REVIEW MEETING – SEPTEMBER 9, 2014

There are no outstanding issues from Technical Review.

VI. STAFF RECOMMENDATION

Staff recommends approval for MSP-14-35 and HCPD-14-25 as submitted.

VII. DRAFT MOTION

Motion #1:

I move that the Sumter City-County Planning Commission approve MSP-14-35/HCPD-14-25, 418 Broad Street – Cypress Garden Dialysis (City) subject to staff’s recommendation and the Civil and Landscape Plans titled, “Site Development Plans for Cypress Gardens Dialysis 418 Broad Street Sumter, SC,” prepared by Kimley-Horn and Associates, Inc. and Alex Roush Architects, Inc., Sheets C0.0-C6.1, L1.0-L2.0, and A-9, dated August 11, 2014 revised September 2, 2014.

VIII. PLANNING COMMISSION – SEPTEMBER 24, 2014

The Sumter City-County Planning Commission at its meeting on Wednesday, September 24, 2014, approved this request subject to staff’s recommendation and the Civil and Landscape Plans titled, “Site Development Plans for Cypress Gardens Dialysis 418 Broad Street Sumter, SC,” prepared by Kimley-Horn and Associates, Inc. and Alex Roush Architects, Inc., Sheets C0.0-C6.1, L1.0-L2.0, and A-9, dated August 11, 2014 revised September 2, 2014.