

Sumter City-County Planning Commission

November 19, 2014

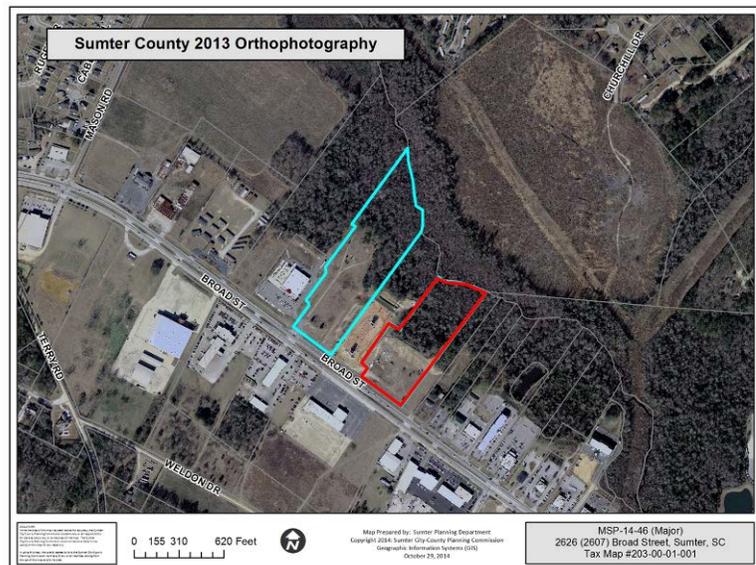
MSP-14-46/HCPD-14-31, 2625 Broad St. – Buffalo Wild Wings (City)

I. THE REQUEST

- Applicant:** Carolina Holdings, Inc.
- Status of the Applicant:** Project Developer/Property Owner
- Request:** Request for Major Site Plan approval and Highway Corridor Protection District Design Review approval for an 8,245 sq. ft. two tenant structure to house a 5,445 sq. ft. restaurant with 2,800 sq. ft. of undesignated commercial space.
- Location:** 2625 Broad St.
- Size of Property:** 3.31 acre portion of a 7.63 acre tract
- Present Use/Zoning:** Undeveloped/GC (General Commercial)
- Proposed Use of Property:** Buffalo Wild Wings with undesignated retail/commercial tenant space
- Tax Map Reference:** 203-00-01-001 (part)

II. BACKGROUND

The applicant is requesting major site plan and Highway Corridor Protection District Design Review approval in order to construct a 5,445 sq. ft. Buffalo Wild Wings Restaurant with a 2,800 sq. ft. undesignated commercial retail space. Overall development plans include construction of 110 parking spaces with associated buffering and landscaping. The development site is to the immediate east of the recently opened Springhill Suites hotel in the land area indicated in red on the orthophoto above. Primary access to this site will share the existing full access drive used by Springhill Suites.



Existing Conditions:

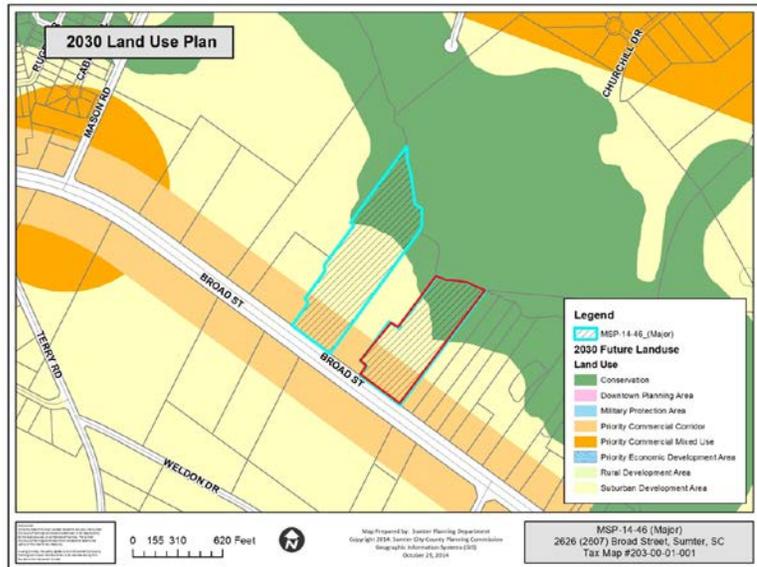
The following photographs show the existing conditions on-site. Currently the parcel is undeveloped with the exception of site driveways. There is a large area of woodlands, wetland and floodplain to the rear of the parcel which is to remain undeveloped.





Land Use & Zoning Compatibility:

This property is a 3.31 acre portion cut from the 7.63 acre tract of land indicated in red on the 2030 Comprehensive Plan Map to the Right. The property is located on the north side of Broad St. +/-2,360 ft. east of the intersection of Mason Rd. and Broad St. The property is zoned General Commercial (GC) and has approximately 154 ft. of street frontage on Broad St.



As shown on the 2030 Comprehensive Plan Map, the proposed area for development is located within the Suburban Development Planning Area (SD) and within a Priority Commercial Corridor (PC). The overall tract is influenced by the Conservation Planning Area (CP). The purpose for the designated Conservation Areas is to protect and preserve environmentally sensitive areas such as wetlands.

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; Priority Commercial Corridors (PC) fall within this designation. Priority Corridor

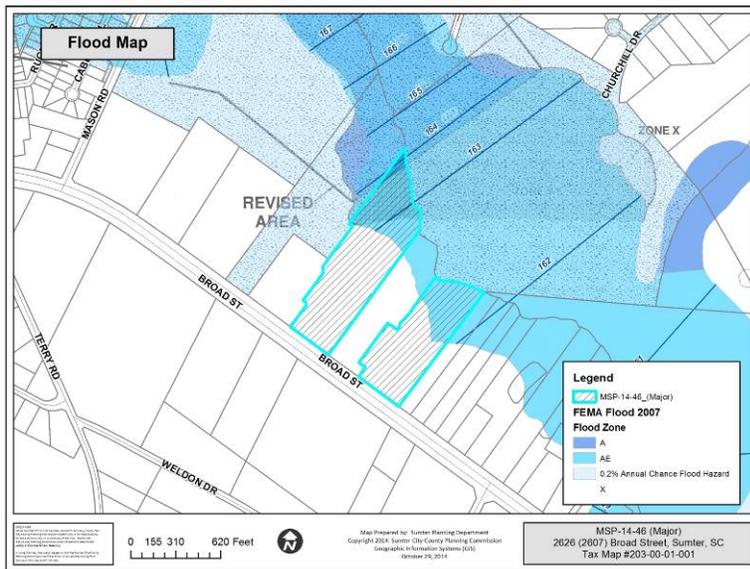
locations are designated for protection against undesirable uses such as industrial, automotive repair, or uses primarily engaged in outdoor storage. Additionally, this property is within the City’s Highway Corridor Protection District (HCPD). The purpose of the HCPD is to promote development that is compatible with the function, capacity, and design of major arterial roadways, such as Broad St., while remaining sensitive to the relationship of the roads to abutting residential, commercial, and industrial development. Building materials, roof forms, and landscaping are all reviewed as part of the HCPD review. The following table details the adjacent properties zoning and land use designation.

	Zoning	2030 Land Use Designation	Type of Uses
North	GC/AC	SD/CP	Undeveloped wetlands & floodplain
South	GC/HCPD	SD/PC	Broad St./Car Dealerships
East	GC/HCPD	SD/PC	Undeveloped Commercial Property
West	GC/HCPD	SD/PC	Springhill Suites

GC= General Commercial, AC = Agricultural Conservation, HCPD = Highway Corridor Protection District, SD = Suburban Development Planning Area, PC = Priority Commercial Corridor, CP = Conservation Planning Area

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

Environmental:



The tract proposed for development is bordered along the rear by Green Swamp. As shown in the Floodplain map to the left, according to FEMA FIRM Panel 45085C0284D, Effective Date February 16, 2007, about one-fourth of the property in the area along the branch is mapped Zone AE (shown in pale blue shading)

Zone AE, which is the area with a 1% chance of flooding in any given year—commonly known as the 100-year flood zone—is designated as the floodway fringe.

In addition, there are several acres of mapped and delineated wetlands within the proposed development site. The applicants plans show development will remain outside of designated wetland areas as well as the floodplain, as such the proposed development will not be subject to any additional development regulations associated with the Sumter Flood Damage Prevention Ordinance.

III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted a full set of civil plans including a landscape plan titled, "Site Development Plans for CHI Development, LLC Buffalo Wild Wings Tax Map No. 203-00-01-001 U.S. Highway 76-378 (Broad Street) Sumter, South Carolina," prepared by Hall Engineering, Inc., dated 9-17-14. Additionally, color exterior architectural elevations, titled, "Sumter Retail No. 2 Sumter, SC," prepared by McMillan Pazdan Smith Architecture, dated October 27, 2014.

Full plans submission includes the following:

- Cover sheet (C-1)
- Topographical Survey (S-1)
- Staking Plan (CV-1)
- Grading Plan (CV-2)
- Utility Plan (CV-3)
- Miscellaneous Details (CV-4 through CV-6)
- Landscape Plan (LS-1)
- Landscape Details (LS-2)

Copies of the Topographic Survey (S-1); Staking Plan (CV-1); and Landscape Plan Sheets (LS-1.0 & LS-1.1) have been included in this packet for review.

Site development will adhere to the General Commercial (GC) standards. Based upon staff review, it meets the following minimum standards and development criteria:

- Setbacks:
 - Front – 45 ft. with Street Landscaping-10 ft. width
 - Sides – 0 ft. with Type A Landscape Buffer-5 ft. width
 - Rear – 20 ft. with a combination of Type Landscape Buffer-5 ft. width & preserved vegetation in wetlands/floodplain
- Maximum Building Height – 60 ft.
- Maximum Impervious Surface Ratio – 92%

Parking Plan:

Based upon the criteria found in Article 8, Exhibit 8-9, restaurants must provide a minimum of 1.2 parking spaces for every 100 sq. ft. of gross floor area. Because the second tenant space is currently undesignated, the developer has provided parking based upon the assumption that both spaces will be used as restaurants, therefore based on 8,245 sq. ft. of restaurant space, a minimum of 99 parking spaces must be provided. Of those 99 spaces four (4) must be designated handicap.

Submitted parking plans show the following:

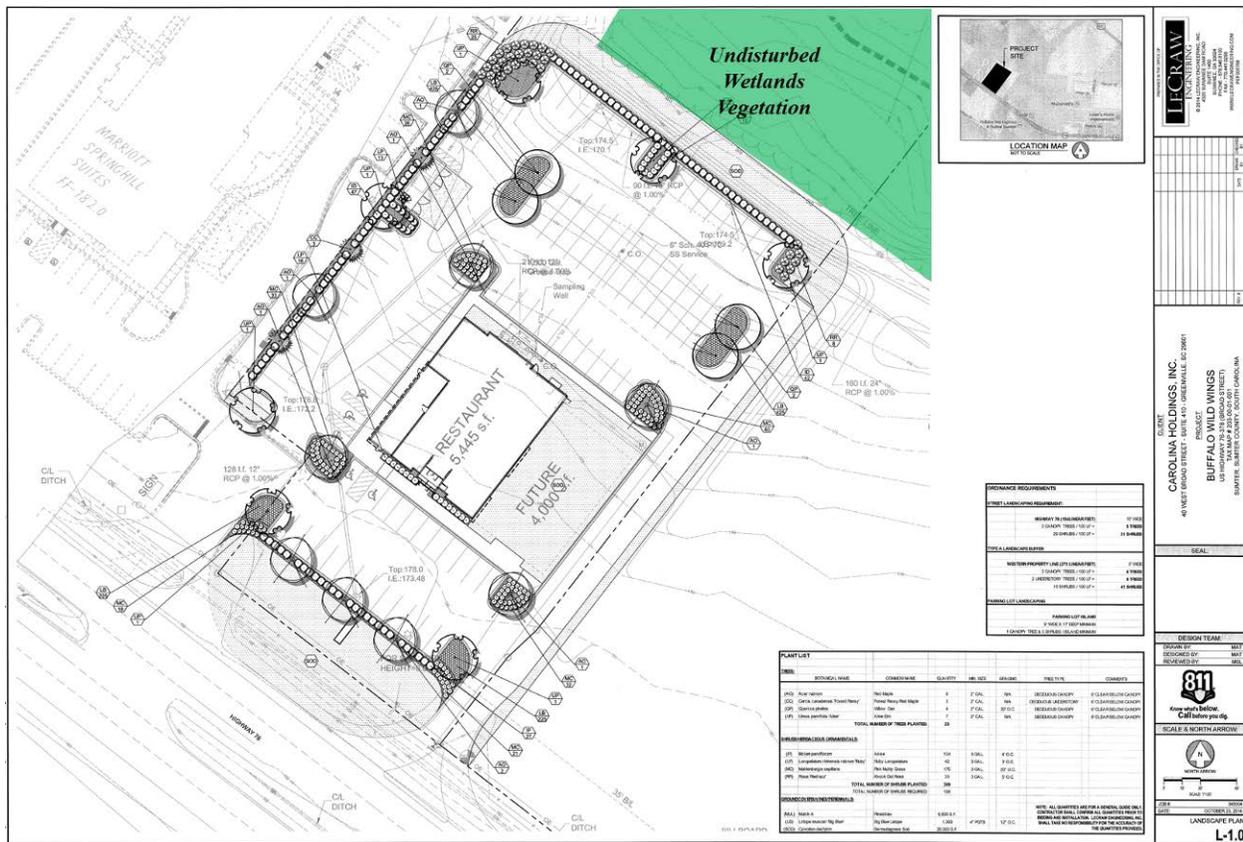
- 105 regular 9 ft. x 19 ft. parking spaces;

- 3 regular handicap parking spaces
- 2 handicap van accessible parking space

The proposed parking lot plan exceeds the number of required parking spaces should the entire structure be developed for restaurant use.

Landscape & Tree Protection Plan:

As shown in the landscape plan below, a large area in the north east portion of the parcel is currently heavily wooded and will remain undeveloped. The area to be developed is un-wooded. The submitted landscape plan is based upon the requirements of Article 9 and makes accommodation for Street Landscaping at the front of the parcel with Type A Buffers on the side and rear, in addition to parking lot trees and shrubbery.

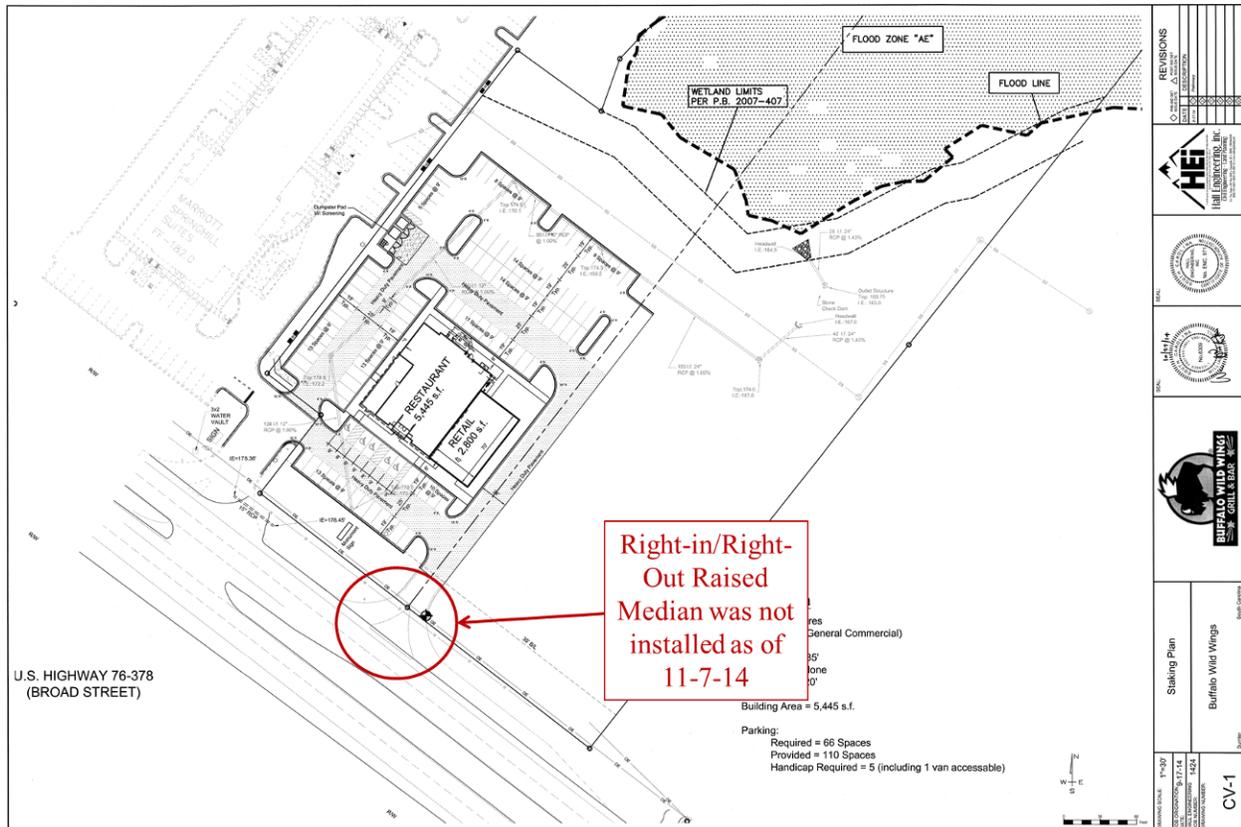


Based upon the submitted plans, this landscape plan meets the requirements and intent of the Ordinance.

Traffic Impact Analysis & Access Management:

As per submitted plans, the Buffalo Wild Wings building will front on Broad St (US 76/378). Broad St. is an east-west oriented arterial which provides a four-lane divided cross-section where directional traffic is separated by a 40 ft. landscaped median. This roadway has a posted speed limit of 45 miles per hour (mph). The 2013 ADT (average daily traffic) at this location was 23,600 vehicles per day, operating at a Level of Service (LOS) 'B'.

Ordinarily a Traffic Impact Study (TIS) would be required for a project of this size because it generates 100 or more peak hour trips, however; the Traffic Impact Study performed for the Springhill Suites site anticipated development of restaurants on this tract of land of a size larger than that currently being proposed. The parcel under review is part of a large land bay that has coordinated access. The encroachment drives were approved and installation was begun as part of the Springhill Suites Development. Currently the full access drive on the west side of the development site has been installed, and the groundwork and turn lanes have been installed for the right-in/right-out on the east side of the site, but full installation is not complete as shown in the graphic below.



Prior to issuance of a zoning certificate of occupancy for the site, the raised median and all appropriate lane markings and signage for the right-in/right-out drive must be installed, inspected and approved by SCDOT. The applicant is aware of this condition.

Stormwater Management:

Stormwater plans are under review and comments have been returned to the applicant’s engineer by the Stormwater Utility. Revisions and additional requested information is pending submission.

Utilities:

Fire: The proposed structure will require a fire suppression system. Currently there is not a fire hydrant in proximity to the site. The placement of a new hydrant within 100 ft. of where the Fire Department Connection (FDC) is to be located is required. Prior to issuance of permits for

construction, the location of the hydrant and FDC must be shown on the final submitted civil plans and reviewed/approved by the Fire Inspector.

Sewer & Water: The City of Sumter is providing sewer and water service. Utility plans are under revision based on comments provided at Technical Review. Final utility plans must be reviewed and approved by the Utility Department prior to issuance of permits for construction.

Highway Corridor Protection District Design Review:

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, 3.t.4.b does not apply.

- 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.*

Building Elevations have been attached to this report. The exterior of the building will be a blend of EIFS and metal panels with a three color combination. The proposed elevations are shown on the following page. The primary building colors are to be citrus, iron ore, and gauntlet gray with black and earth-tone accents.

The proposed roof pitch is complementary to and compatible with the existing large commercial structures in this area,

- 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.);*

A sign rendering with size specifications has been included with this application. A copy of the rendering has been attached to this report. The proposed signage meets minimum standards.

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

The landscaping and parking plan was submitted as part of the Major Site Plan Application. The landscaping and parking have been reviewed and have been found to meet 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.*

The proposed dumpster screening is to be constructed of materials compatible with the main structure. A copy of the dumpster screening plan has been attached to this report.

IV. TECHNICAL REVIEW

Comments from the Stormwater Utility, the Fire Inspector, and the Utility department have been forwarded to the applicant to be addressed. None of the outstanding issues will impact site layout or access.

V. STAFF RECOMMENDATION

Staff has visited the site, reviewed the highway corridor application submission, met with the technical committee and recommends approval contingent upon the following:

- Completion of the installation/SCDOT inspection and approval of the Right-in/Right-out access drive on the east side of the site to include installation of the raised median, required lane makings and signage prior to zoning certificate of occupancy.
- Submission of revised utility plans that meet the Utility Department's requirements.
- Provision of a fire hydrant within 100 ft. of the Fire Department Connection (FDC) for the building.

V. DRAFT MOTION

Motion #1:

I move that the Sumter City-County Planning Commission approve MSP-14-46 & HCPD-14-31, 2625 Broad St. – Buffalo Wild Wings (City) subject to staff’s recommendations and the submitted civil plans titled, “Site Development Plans for CHI Development, LLC Buffalo Wild Wings Tax Map No. 203-00-01-001 U.S. Highway 76-378 (Broad Street) Sumter, South Carolina,” prepared by Hall Engineering, Inc., dated 9-17-14. Additionally, color exterior architectural elevations, titled, “Sumter Retail No. 2 Sumter, SC,” prepared by McMillan Pazdan Smith Architecture, dated October 27, 2014.

VI. SUMTER CITY-COUNTY PLANNING COMMISSION – NOVEMBER 19, 2014

The Sumter City-County Planning Commission at its meeting on Wednesday, November 19, 2014 approved this request for major site plan and highway corridor review subject to staff’s recommendations and the submitted civil plans titled, “Site Development Plans for CHI Development, LLC Buffalo Wild Wings Tax Map No. 203-00-01-001 U.S. Highway 76-378 (Broad Street) Sumter, South Carolina,” prepared by Hall Engineering, Inc., dated 9-17-14. Additionally, color exterior architectural elevations, titled, “Sumter Retail No. 2 Sumter, SC,” prepared by McMillan Pazdan Smith Architecture, dated October 27, 2014.