

# Sumter City-County Planning Commission

## Staff Report

April 22, 2015

### PD-04-15 (Revision 5), Hunters Crossing Subdivision – Townhouse Development (City)

#### I. THE REQUEST

<b>Applicant:</b>	Louis Tisdale, Black River Land Services
<b>Status of the Applicant:</b>	Owner Representative
<b>Request:</b>	Revision to Planned Development Ordinance to permit Townhouse Development on the western side of the subdivision adjacent to Stamey Livestock Rd.
<b>Location:</b>	Northwest side of Hunters Crossing Subdivision.
<b>Size of Property:</b>	An approximate 12 acre portion of the +/-152.92 acre development.
<b>Present Use/Zoning:</b>	Residential Subdivision/PD
<b>Proposed Zoning</b>	Unchanged
<b>Proposed Use of Property:</b>	Unchanged
<b>Tax Map Reference:</b>	187-00-02-022 and 202-00-01-039 (Part)
<b>Adjacent Property Land Use and Zoning:</b>	North-Agricultural/AC South-Commercial/GC East-Agricultural/AC West-Agricultural/AC

#### II. BACKGROUND

Hunters Crossing Planned Development was first created in 2004 with a broad vision of the type of development that would be created on the parcel. The total development tract is bisected by Mason Rd. The west side of Mason Rd. has been designated for residential uses, predominantly detached single family on small lots; and commercial development on the east side of Mason Rd. To date, no development has occurred on the east side of Mason Rd.

There have been five previous revisions to this planned development since the original approval; the current proposal is the sixth revision. The following is a synopsis of all previous revisions:

Revision 1:

- Increased the number of approved lots from 366 lots to 540 lots.
- Changed approved lot sizes from 257 lots @ 65 ft. x 125 ft. and 109 lots @ 100 ft. x 100 ft. to the following
  - 84 lots @ 44 ft. x 100 ft.
  - 234 lots @ 44 ft. x 125 ft.
  - 105 lots @ 50 ft. x 100 ft.
  - 36 lots @ 50 ft. x 125 ft.
  - 81 lots @ 65 ft. x 125 ft.
- Implemented a traditional neighborhood development design through the inclusion of rear alley access on the portion of the development between what is now known as Ruger Dr. and Musket Tr.
- Decreased the required side yard setbacks from 5 ft. to 3.5 ft. and from 10 ft. to 3.5 ft.
- Reduced the front yard setback on parcels with rear alley access from 20 ft. to 15 ft.

Revision 2:

- Removed the home daycare prohibition in the specified uses and added home daycare for up to five (5) children as a permitted use.

Revision 3:

- Revision 3 was a staff level revision as a minor change that permitted 60 ft. lot widths in Phase 3, Section 1 of the development. This was considered a minor change and it resulted in a decrease in the overall number of lots approved for this section.

Revision 4:

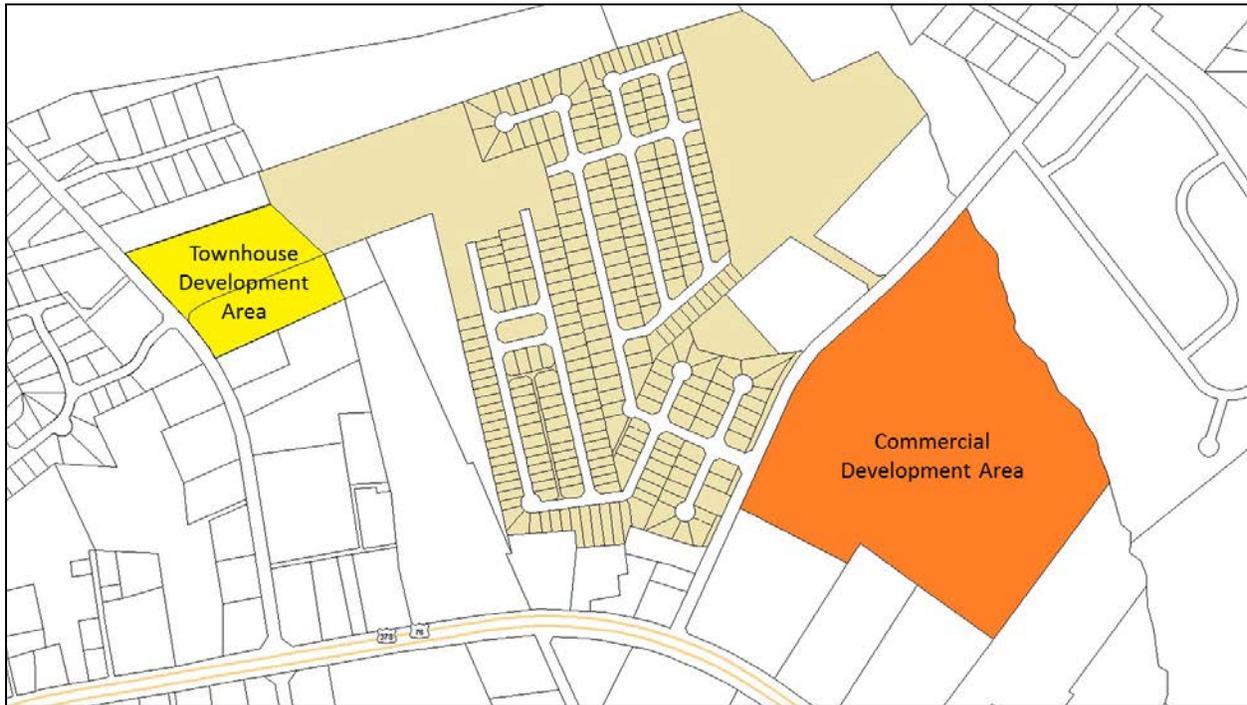
- Revised the existing approved lot plan to remove rear alleyways;
- Modified community open space plan;
- Converted 41 of the approved 44 ft. wide lots to 60 ft. wide lots
- All lots in Phase III and all Sections and Phases approved after Phase III shall have depressed curbing at the street.

Phase 5:

- Revised the street layout on the east side of the development to reconfigure the road network for better connectivity and fire/emergency access and reduced the number of single family lots.
- Revised open space plan on east side of the development.

The latest revision is to amend the planned development standards to designate an area for townhouse development and establish finite development standards. The proposed townhouse development area is the western portion of the residential subdivision adjacent to the Stamey Livestock Rd. access point as shown in the graphic on the following page. Townhouse development has always been an option for this development however, no area was ever

designated and no development standards were adopted. This revision would amend the PD Ordinance to codify these standards and to designate an area for townhouses.



### III. PROPOSED REVISION

The applicant has requested to include the townhouse development standards as they are currently written within the *City of Sumter – Zoning & Development Standards Ordinance* as follows:

**Townhouse Development Standards:** Townhouse buildings shall not exceed eight (8) continuous units.

Minimum Lot area Per Structure	2,000 sq. ft.
Minimum Lot Width	16 ft.
Minimum Yards Per Structure	
Front	15 ft.
Side	0/7.5 ft.*
Rear	20 ft.
Minimum Distance Between Buildings	15 ft.
Maximum Impervious Surface Percentage	65%
Maximum Density (units per gross acre)	14
Maximum Building Height	35 ft.

\* Zero feet (0 ft.) between units, seven and one-half feet (7.5 ft.) between end structure and side property lines.

As listed above, the development density for townhouse units is 14 units per gross acre. Based on the established density, the proposed 12 acre area for townhouse development would entitle the

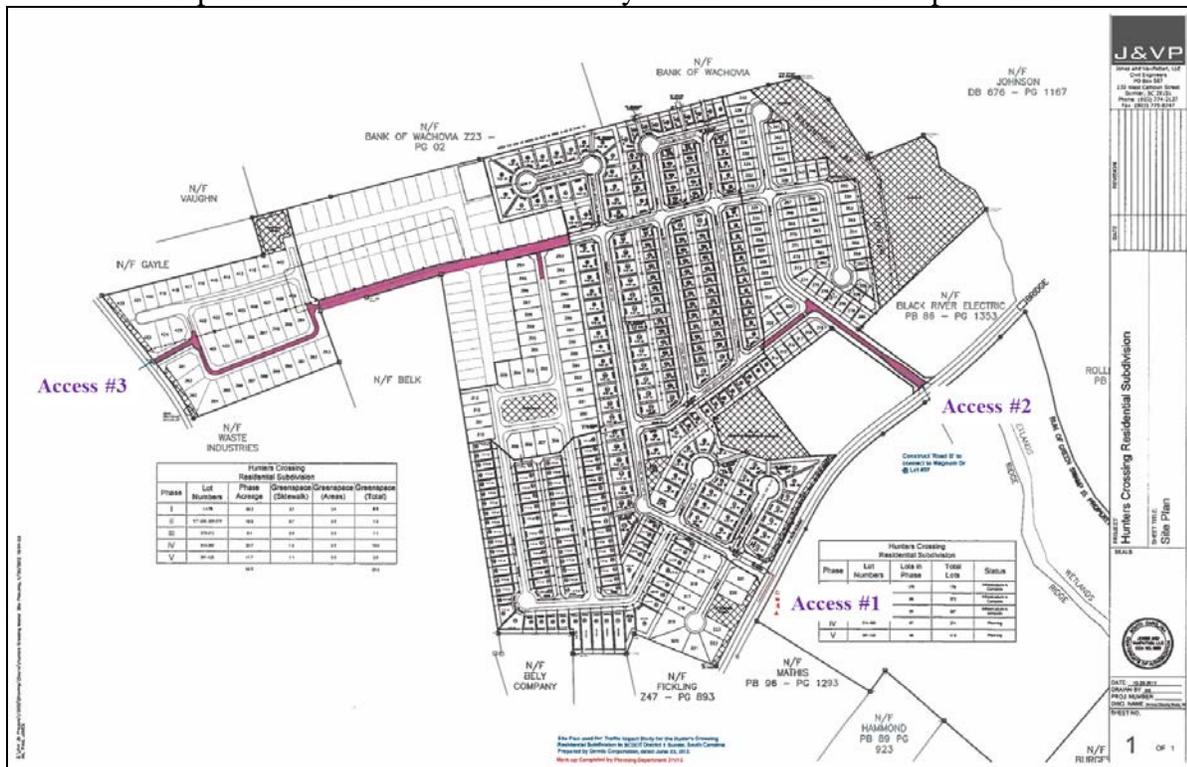
developer to a total of 168 townhouse units. The balance of the undeveloped acreage would be dedicated to usable community open space.

The applicant has requested that any lot layout/site plans associated with any townhouse development be reviewed and approved at Planning Commission, and not be treated as a major revision to the Planned Development requiring City Council approval. This is similar to the way in which commercial site plans and major subdivisions are reviewed and approved in a standard zoning district.

#### IV. TRAFFIC REVIEW

Planning Staff has been actively working with the developer to complete transportation improvements as recommended by the Traffic Impact Study titled, “Traffic Impact Study for the Hunters Crossing Residential Subdivision in SCDOT District 1 Sumter, South Carolina,” prepared by Dennis Corporation and dated June 23, 2012.

The TIS was based on a proposed residential development with 487 single family dwellings. It did not take into consideration any townhouse units nor does it include any commercial development to the east of Mason Rd. To date, 302 single family lots have been platted with an additional 102 planned—this is in addition to any townhouse units anticipated in the future.



The residential portion of the Planned Development has always been planned to have three access points as shown in the graphic above. The TIS assumes the construction completion of all three access points—one at the current primary access on Mason Rd. (Access #1), one access point further north on Mason Rd. (Access #2), and an access point on Stamey Livestock Rd. that aligns with the Williamsburg Subdivision Entrance (Access #3). Mitigation recommendations by the Study include implementation of an auxiliary left-turn lane at Access #1 on Mason Rd.

In response to Planning Staff's review and correspondence with the developer, a timeline for implementation of road network improvements was established as follows:

- Implementation of the auxiliary left-turn lane at Access #1 on Mason Rd. shall be completed no later than September 1, 2016. If the turn lane is not constructed by September 1, 2016 no further permits for new construction shall be issued.
- Installation of Access #2 to be completed no later than May 31, 2015. If the installation of Access #2 is not installed by May 31, 2015 no further permits for new construction shall be issued.
- Access #3
  - Road bed shall be graded and filled to eliminate potholes, etc. and made passable for emergency vehicles no later than January 1, 2015. ***This benchmark has been met and the road is being maintained for public safety vehicles.***
  - Full paving of Access #3 shall be completed prior to issuance of the building permit for the 381<sup>st</sup> dwelling unit.

The developer is in the process of addressing the installation of Access #2 as outlined above with projected completion to be prior to the May 31, 2015 deadline.

The TIS will need to be updated prior to site plan approval for any townhouse units. The TIS must be revised and resubmitted for review in conjunction with any townhouse development application.

## **V. STAFF RECOMMENDATION**

Staff recommends approval of this request. The purpose of a Planned Development is to permit a grouping of both varied and compatible land uses, such as housing, recreation, commercial centers, and industrial parks, all within one contained development or subdivision. To date Hunters Crossing has only offered a single family detached dwelling option. Inclusion of townhouse development within the PD in conjunction with the eventual development of the adjacent commercial tracts meets the intent of this zoning district.

## **VI. PLANNING COMMISSION – APRIL 22, 2015**

The Sumter City-County Planning Commission at its meeting on Wednesday, April 22, 2015, recommended approval for this request.

## **VII. CITY COUNCIL – MAY 19, 2015 – FIRST READING / PUBLIC HEARING**