

Sumter City-County Planning Commission

January 27, 2016

MSP-15-28 Hyatt Place Hotel (14-22 N. Main St.)

I. THE REQUEST

Applicant: Thompson Turner Construction

Status of the Applicant: Project Developer/Property Owner (Sumter Hotel Venture LLC)

Request: Request for Major Site Plan approval for a 4-story, 93 Room, +-58,608 s.f. Hotel

Location: 14-22 N. Main St. (New Address: 14 Main St.)

Size of Development: .75 acres

Present Use/Zoning: Undeveloped Temporary Open Space

Proposed Use of Property: Hotel

Tax Map Reference: 2281204043, 044, 045, 046

II. BACKGROUND

The applicant requests major site plan approval to develop a four story, +-93 room downtown hotel on the site previously occupied by Maxway and Cititrends. The property is approximately .75 acres in size comprising 4 parcels fronting on N. Main St. in the City's Central Business District. The parcels are zoned CBD.



Main Street (Front - East) Elevation

Scale: 1/8" = 1'-0"

This major site plan application is joined by MSP 15-29, a request from the City of Sumter for a two story parking garage to be constructed on the existing surface lot at S. Sumter St. and Hampton St.

The hotel design has received Historic Preservation Design Review approval pursuant to HP 14-19. Prior to that, the Maxway and Cititrends structures were demolished to make way for this project.

Land Use & Zoning Compatibility:

The 2030 Comprehensive Plan designates this area as the Downtown Planning Area. The purpose of this planning area is to “achieve a city center which promotes and encourages a design focused, flexible urban core dominated by retail, office/institutional, and residential” (p. LU11).

Simply put, a downtown hotel advances this policy initiative substantially.

III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted a plan set titled, “Sumter Downtown Hotel,” prepared by Burns Engineers, Inc., dated January 12, 2016 (plus Architect Site Plan dated December 10, 2015). We have also attached the previously approved Hotel Architectural Elevations for information.

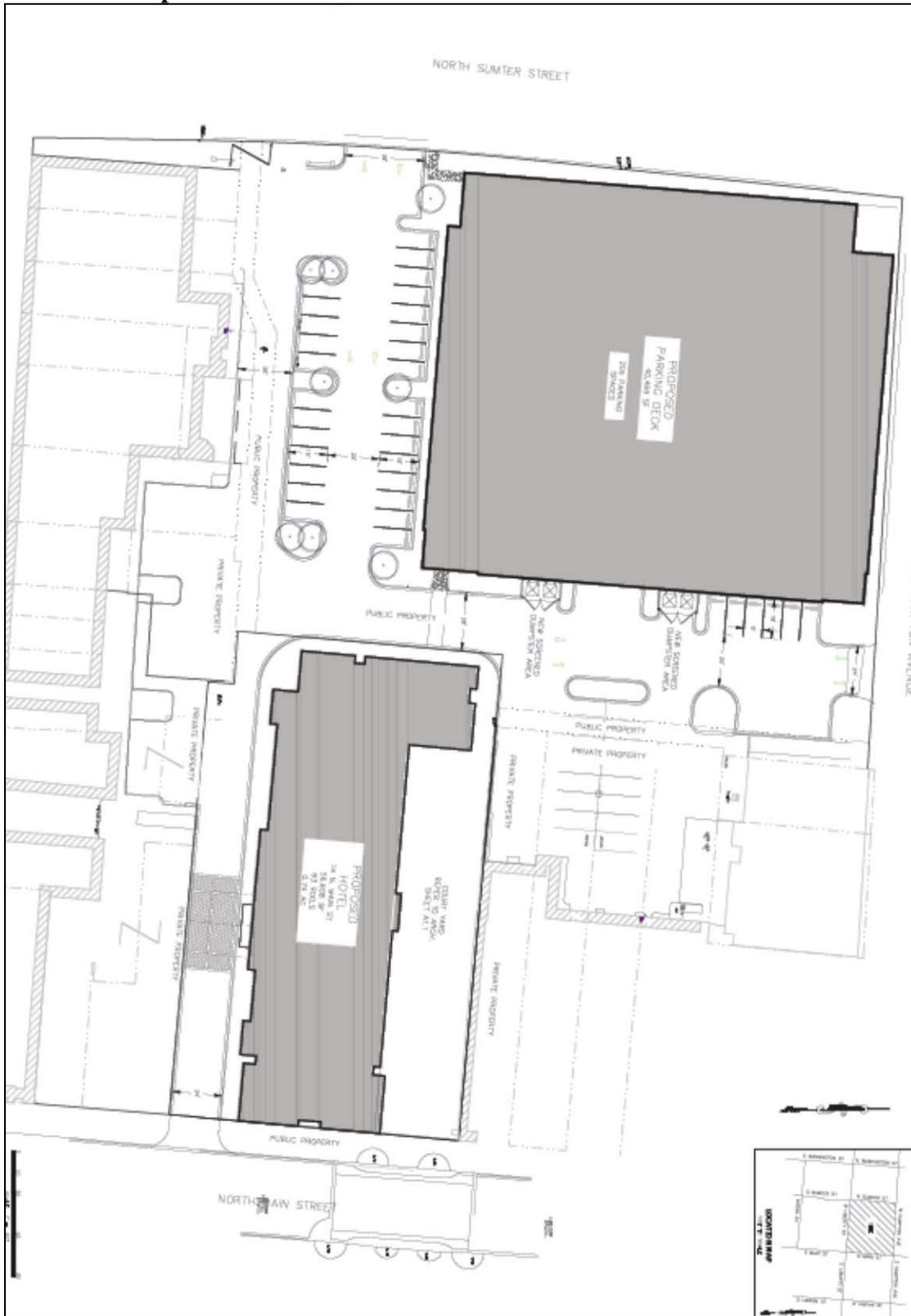
Site development must adhere to the very urban standards of the Central Business District development standards. Based upon staff review, the project meets the following minimum standards and development criteria:

- Setbacks: No front, side or rear setback required.
- Maximum Building Height – 90 ft.
- Maximum Impervious Surface – 100%
- Floor Area Ratio – N/A%

Based upon the submitted plans the proposed development meets these minimum setback standards.

We note that the rear property lines and rear parking lot environs is a complex potpourri of separate property owners and tax map parcels. The City, the developer, and adjacent property owners are working to ensure parcel integrity and ultimately, clear cross access consensus.

Site Plan Graphic



Parking Plan:

No parking is required for this downtown project in the CBD. However, 93 rooms will generate a need for parking and as part of the development project, the City proposes to expand the downtown parking availability by constructing a 2 story garage on the site of the existing surface lot and refining other existing spaces in the City lot at Hampton and S. Sumter St.

Landscape & Tree Protection Plan:

This urban project has no landscaping requirements due to its development in the CBD. However, the project proposes an adjacent private Courtyard to be screened by iron fencing and landscaping at N. Main St. This was approved as a part of the HP design review. Some surface parking will be available south of the parking garage; this area will include landscaped islands.

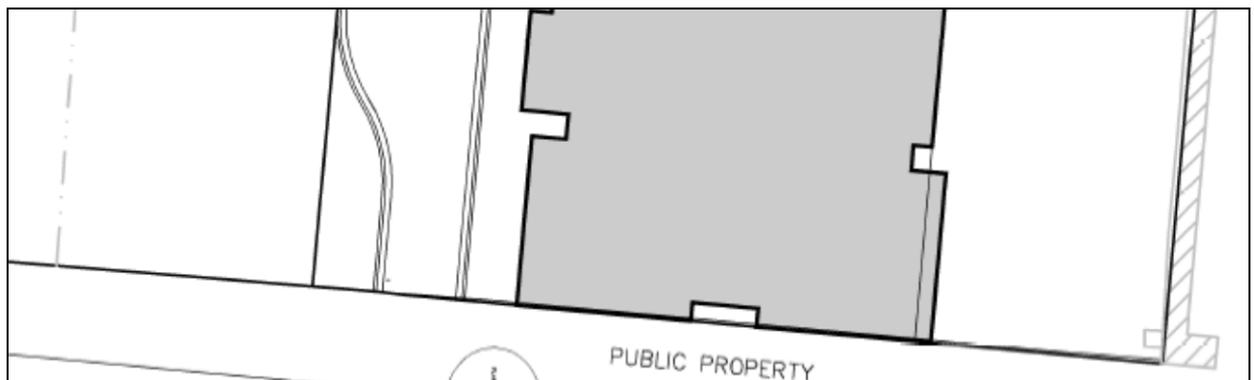
Traffic Impact Analysis & Access Management:

As no parking is required for this downtown project and no off site improvements can be accommodated because of the fixed nature of the downtown street network, No traffic study is anticipated.

Nonetheless, there is one outstanding issue for this project and it relates to the size of the access drive connecting the project to N. Main St. The access design shows a twenty-four ft. (24') "one-way" drive for access. The one-way character had been agreed to but the width of the drive is problematic for two reasons:

- 1) It is simply too wide for a one way drive. The large width will entice and confuse vehicles into using the wide drive as a two way, inevitably creating conflict and safety issues. Twelve to Fifteen feet is more reasonable for this development.
- 2) There are few access points on N. Main. This makes for a safe pedestrian experience. Introducing a wide access point in this urban environment increases conflict and alters the vibe of downtown.

The City recommends a compromise: confining the access point at N. Main St. to a width of 15', and then allowing an immediate expansion to 24' after the drive passes the sidewalk:



Additional access is provided for the Hotel and Parking Garage via the existing access points on S. Sumter St. and Hampton Ave.

Stormwater Management:

As an urban project, we expect no new stormwater facilities to be constructed. Though, there may be some redesign conveyed to existing facilities.

IV. TECHNICAL REVIEW

The technical review meeting generated one primary outstanding issue, detailed above regarding the access width.

V. STAFF RECOMMENDATION

Staff recommends approval of the site plan application subject to the following conditions:

1. Stormwater approval prior to the issuance of a land disturbance permit
2. The access point at N. Main St. shall be a maximum of 15' wide

VI. DRAFT MOTION

I move the Planning Commission Approve MSP 15-28, Hyatt Place Hotel, subject to the plan set prepared by Burns Engineers, dated January 12, 2016 (plus Architects Site Plan dated December 10, 2015).

VII. PLANNING COMMISSION – JANUARY 27, 2016

The Sumter City-County Planning Commission at its meeting on Wednesday, January 27, 2016, approved this request subject to the following:

- Stormwater approval prior to issuance of a land disturbance permit;
- The access point at N. Main Street be reduced to 20 feet; and
- Plan set prepared by Burns Engineers, dated January 12, 2016 (plus architects Site Plan dated December 10, 2015).