

# Sumter City-County Planning Commission

January 27, 2016

## MSP-15-29 City Parking Garage (S. Sumter St. and Hampton.)

### I. THE REQUEST

<b>Applicant:</b>	City of Sumter/Thompson Turner Construction
<b>Status of the Applicant:</b>	Owner/Project Developer
<b>Request:</b>	Request for Major Site Plan approval for a 2-story, +-205 space parking garage; assorted site improvements to surface lot (34 spaces remain) and drives.
<b>Location:</b>	S. Sumter St. and Hampton Ave.
<b>Size of Development:</b>	+1.8 acres
<b>Present Use/Zoning:</b>	Surface parking lot/CBD
<b>Proposed Use of Property:</b>	Two story parking garage
<b>Tax Map Reference:</b>	Exhibit Attached to Staff Report

### II. BACKGROUND

The City of Sumter and its project developer request approval to develop a two story, 205 space parking garage in the area of the existing surface lot at the corner of S. Sumter St. and Hampton Ave. The additional spaces are necessary to accommodate the growing downtown development including, but not limited to, the Downtown Hotel.

#### *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 with accompanying parking lot enhancement 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.

Site development must adhere to the 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%

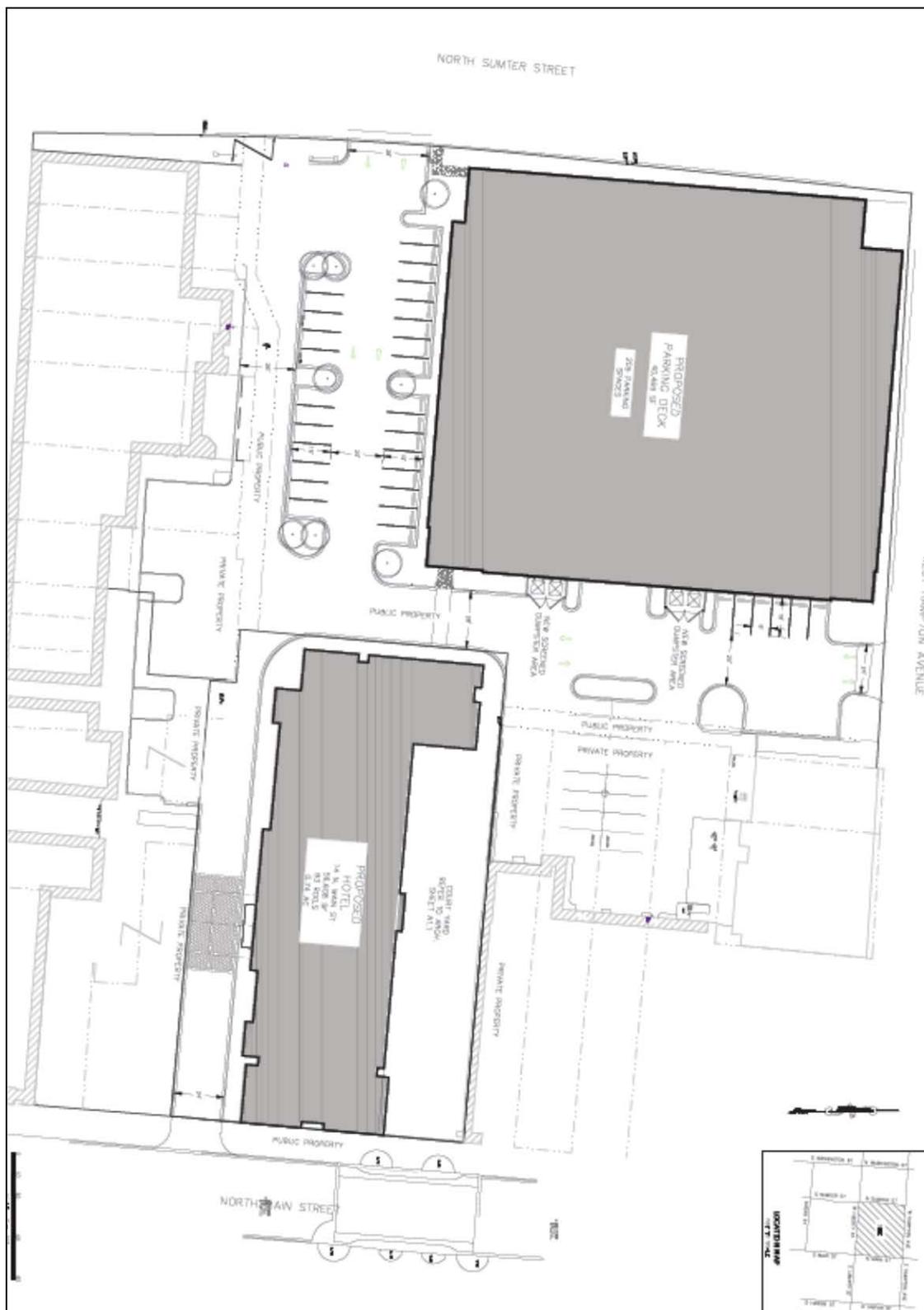
Based upon the submitted plans, the proposed development meets these minimum setback standards.

We note that the parking lot environs are 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.

#### ***Landscape & Tree Protection Plan:***

Building projects in the CBD do not typically require landscaping. However, parking lots and parking garages do require perimeter landscaping. This landscaping exists today on the perimeter of the existing surface lot along with a wrought iron fence connected by brick

# Site Plan



monuments. The brick and wrought iron fence element will be removed the landscaping will remain. Any landscaping damaged by the construction will be replaced.

***Traffic Impact Analysis & Access Management:***

The garage will be constructed over a portion of the existing surface lot and will access the local street network using existing points on S. Sumter St. and Hampton Ave. The vehicles will enter and exit the garage via the internal access shown on the plan. A 34 space surface lot section, will also remain.

***Stormwater Management:***

As an urban project, we expect no new stormwater facilities to be constructed. Existing facilities will be utilized.

**IV. TECHNICAL REVIEW**

There are no outstanding issues associated with the parking garage. The parking garage will be reviewed by the Historic Preservation Design Review Board on January 28, 2016.

**V. STAFF RECOMMENDATION**

Staff recommends approval of the site plan application.

**VI. DRAFT MOTION**

I move the Planning Commission Approve MSP 15-29 subject to the site plan set prepared by Burns Engineers and dated January 12, 2016.

**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 site plan set prepared by Burns Engineering and dated January 12, 2016.