

ORDINANCE NO. 2015-016

ORIGINAL
STAMPED IN RED

Granting an encroachment to the University of South Carolina for the use of the right of way areas of the 600 and 700 blocks of Park Street, 900 block of Greene Street, 600 and 700 blocks of Lincoln Street, 900 block of Blossom Street, 900 block of Devine Street for installation and maintenance of sidewalks, curbing, guttering, landscaping and an irrigation system adjacent to the West Campus Development, Phases 1 and 1 A, Richland County TMS #08914-18-01, 08915-09-01, 08915-10-01

WHEREAS, the University of South Carolina (hereinafter "Grantee") desires to use a portion of the right of way areas of the 600 block of Park Street for installation and maintenance of a sidewalk and curbing approximately four hundred fifty (450') feet in length varying in width from ten (10') feet to twelve (12') feet; a driveway approximately forty (40') feet in width twenty (20') feet in length; and guttering, landscaping and an irrigation system; 700 block of Park Street for installation and maintenance of a sidewalk approximately four hundred fifty (450') feet in length varying in width from ten (10') feet to twelve (12') feet; a driveway approximately thirty (30') feet in width fifteen (15') feet in length; and guttering, landscaping and an irrigation system; 900 block of Greene Street for installation and maintenance of a sidewalk and curbing approximately four hundred fifty (450') feet in length varying in width from ten (10') feet to twelve (12') feet; guttering, landscaping and an irrigation system; 600 block of Lincoln Street for installation and maintenance of a sidewalk and curbing approximately four hundred fifty (450') feet in length varying in width from ten (10') feet to twelve (12') feet; guttering, landscaping and an irrigation system; 700 block of Lincoln Street for installation and maintenance of a sidewalk and curbing approximately four hundred fifty (450') feet in length varying in width from ten (10') feet to twelve (12') feet; guttering, landscaping and an irrigation system; 900 block of Blossom Street for installation and maintenance of a sidewalk and curbing approximately four hundred fifty (450') feet in length varying in width from ten (10') feet to twelve (12') feet; guttering, landscaping and an irrigation system; 900 block of Devine Street for installation and maintenance of a sidewalk and curbing approximately four hundred fifty (450') feet in length varying in width from ten (10') feet to twelve (12') feet; a driveway approximately thirty (30') feet in width forty (40') feet in length; guttering, landscaping and an irrigation system; as shown on the attached drawings; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the medians or street for traffic, utility locations or other uses within the foreseeable future; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 17th day of March, 2015, that Grantee is hereby granted the right to use the right of way areas of the 600 block of Park Street for installation and maintenance of a sidewalk and curbing approximately four hundred fifty (450') feet in length varying in width from ten (10') feet to twelve (12') feet; a driveway approximately forty (40') feet in width twenty (20') feet in length; and guttering, landscaping and an irrigation system; 700 block of Park Street for installation and maintenance of a sidewalk approximately four hundred fifty (450') feet in length varying in width from ten (10') feet to twelve (12') feet; a driveway approximately thirty (30') feet in width fifteen (15') feet in length; and guttering, landscaping and an irrigation system; 900 block of Greene Street for installation and maintenance of a sidewalk and curbing approximately four hundred fifty (450') feet in length varying in width from ten (10') feet to twelve (12') feet; guttering, landscaping and an irrigation system; 600 block of Lincoln Street for installation and maintenance of a sidewalk and curbing approximately four hundred fifty (450') feet in length varying in width from ten (10') feet to twelve (12') feet; guttering, landscaping and an irrigation system; 700 block of Lincoln Street for installation and maintenance of a sidewalk and curbing approximately four hundred fifty (450') feet in length varying in width from ten (10') feet to twelve (12') feet; guttering, landscaping and an irrigation system; 900 block of Blossom Street for installation and maintenance of a sidewalk and curbing approximately four hundred fifty (450') feet in length varying in width from ten (10') feet to twelve (12') feet; guttering, landscaping and an irrigation system; 900 block of Devine Street for installation

ORIGINAL
STAMPED IN RED

and maintenance of a sidewalk and curbing approximately four hundred fifty (450') feet in length varying in width from ten (10') feet to twelve (12') feet; a driveway approximately thirty (30') feet in width forty (40') feet in length; guttering, landscaping and an irrigation system; as shown on the attached drawings.

ALL WORK SHALL COMPLY with the requirements of The City of Columbia, South Carolina Department of Transportation and Federal Emergency Management Agency (FEMA) now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager.

PROVIDED FURTHER that the privilege granted hereby is subject to the Grantee complying with the following conditions, restrictions or limitations:

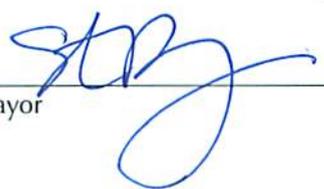
1. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets;
2. All trees shall be protected;
3. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained;
4. Grantee is to coordinate existing and proposed crosswalks, ramps and curb cuts to insure proper alignment.

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, its successors and assigns.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at its expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:

Assistant City Manager Gentry



Mayor

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:


City Clerk

Introduced: 3/10/2015
Final Reading: 3/17/2015

**CITY COUNCIL
ENCROACHMENT SUMMARY
2015-016**



**600 AND 700 BLOCKS OF PARK STREET, 900 BLOCK OF GREENE STREET,
600 AND 700 BLOCKS OF LINCOLN STREET, 900 BLOCK OF BLOSSOM STREET,
900 BLOCK OF DEVINE STREET
FOR INSTALLATION AND MAINTENANCE OF SIDEWALKS, CURBING,
GUTTERING, LANDSCAPING AND AN IRRIGATION SYSTEM
WEST CAMPUS DEVELOPMENT, PHASES 1 AND 1 A**

Subject Property:	Right-of-way adjacent to 600 and 700 blocks of Park Street, 900 block of Greene Street, 600 and 700 block of Lincoln Street, 900 block of Blossom Street, and 900 block of Devine Street adjacent to the West Campus Development Phases 1 and 1A
Council District:	2
Proposal:	Request approval for the installation and maintenance driveways on each block, landscaping and irrigation
Applicant:	Holder Properties
Staff Recommendation:	Approval

Detail:	<p>The applicant is requesting an encroachment ordinance for the installation and maintenance of a sidewalk and curbing approximately four hundred fifty (450') feet in length varying in width from ten (10') feet to twelve (12') feet; a driveway approximately forty (40') feet in width twenty (20') feet in length; and guttering, landscaping and an irrigation system; 700 block of Park Street for installation and maintenance of a sidewalk approximately four hundred fifty (450') feet in length varying in width from ten (10') feet to twelve (12') feet; a driveway approximately thirty (30') feet in width fifteen (15') feet in length; and guttering, landscaping and an irrigation system; 900 block of Greene Street for installation and maintenance of a sidewalk and curbing approximately four hundred fifty (450') feet in length varying in width from ten (10') feet to twelve (12') feet; guttering, landscaping and an irrigation system; 600 block of Lincoln Street for installation and maintenance of a sidewalk and curbing approximately four hundred fifty (450') feet in length varying in width from ten (10') feet to twelve (12') feet; guttering, landscaping and an irrigation system; 700 block of Lincoln Street for installation and maintenance of a sidewalk and curbing approximately four hundred fifty (450') feet in length varying in width from ten (10') feet to twelve (12') feet; guttering, landscaping and an irrigation system; 900 block of Blossom Street for installation and maintenance of a sidewalk and curbing approximately four hundred fifty (450') feet in length varying in width from ten (10') feet to twelve (12') feet; guttering, landscaping and an irrigation system; 900 block of Devine Street for installation and maintenance of a sidewalk and curbing approximately four hundred fifty (450') feet in length varying in width from ten (10') feet to twelve (12') feet; a driveway approximately thirty (30') feet in width forty (40') feet in length; guttering, landscaping and an irrigation system; as shown on the attached drawings;</p> <p>Conditions of the proposed encroachment are as follows:</p> <ol style="list-style-type: none"> 1. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets; 2. All trees shall be protected; 3. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained; 4. Grantee is to coordinate existing and proposed crosswalks, ramps and curb cuts to insure proper alignment.
----------------	--

CITY AGENCY COMMENTS FOR ENCROACHMENT

Planning & Development Services	Recommend approval.
Streets	Recommend approval.
Utilities and Engineering	Recommend approval.
Traffic Engineering	Recommend approval.
Forestry	Recommend approval.
Land Development	Recommend approval.
Fire	Recommend approval.

**REQUEST FOR A PERMANENT COMMERCIAL ENCROACHMENT ORDINANCE
(INCLUDING OUTDOOR DINING/LANDSCAPING/STUDENT HOUSING)**

For a continuing encroachment on any type of property in which the City has an interest (i.e., rights of way, tree zone, sidewalk, streets), the person or entity is required to have an encroachment ordinance enacted by City Council permitting the encroachment. Encroachment ordinances are required for but not limited to: irrigation systems; landscaping; fencing; walls; pavers; walkways; outdoor dining items (chairs, tables, umbrellas, etc.); awnings; bollards and directional signs (i.e., churches) Business signs are NOT permitted via an encroachment. Encroachments must comply with all existing City codes, rules and regulations, the Americans with Disabilities Act, if applicable, and are subject to review and approval by City staff. Enactment of the encroachment ordinance by a majority vote of City Council, which is a discretionary legislative act, is also required. In order to obtain an encroachment ordinance from the City of Columbia, it will be necessary for the City of Columbia to be named as an additional insured on your insurance policy with limits being increased to \$600,000 as required by Sec. 11-71. It is recommended that you contact your insurance provider to determine if it will name the City of Columbia as an additional insured prior to submitting your request for an encroachment ordinance. If you have any questions concerning these requirements, please contact Chip Timmons with Risk Management, (803) 733-8306 or catimmons@columbiasc.net.

Please complete and submit this form along with photographs and drawings or site plan drawn to scale (including a 8-1/2 x11) to Johnathan Chambers by e-mail at jechambers@columbiasc.net; fax at 803-343-8779; or mail to Johnathan Chambers, Development Services, POB 147 Columbia, SC 29217, for preparation of an encroachment ordinance. Copies to City departments should be directed to the contact person for that department as shown below.

All work shall comply with the requirements of the City of Columbia and South Carolina Department of Transportation now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager. Property owned, operated and maintained by SCDOT shall comply with SCDOT encroachment requirements.

Date: 12/16/14 Property Owner: University of South Carolina
 Applicant's Name if different from Property Owner: Holder Properties
 Contact Information: Telephone Number: 803-451-4702 Fax Number: 803-451-4718
 Mailing address: 1221 Main Street E-mail address: bcooke@holderproperties.com

Business Name/Development Name for Encroachment: West Campus Development Phases 1 & 1A
 Encroachment type: Wall Fence Columns Steps Irrigation System Landscaping Driveway Pavers Sidewalk/Walkway
 Planters Awning Underground Utilities Other:

Dimensions (height/width/length): 282' -6' wide sidewalk on Lincoln Street, 277' -6' wide sidewalk on Devine (i.e. 6x42' wooden privacy fence; Street and 24' wide driveway/entry on Devine Street two 12x4x3' concrete steps)

Construction material: Construction material for both walks and driveway is concrete.

OUTDOOR DINING: The Fire Marshal's posted capacity allowed within the business at the time of enactment of the outdoor dining encroachment ordinance shall include the total number of patron seating approved for the outdoor dining encroachment area, if not already included in the posted capacity allowance, so that patrons relocating from inside to the outside or from outside to the inside do not cause the posted capacity to be exceeded.

Hours/days of operation for outdoor dining: _____
 Posted Maximum Capacity Allowance (inside/outside combined): _____ No. of chairs outdoors: _____ No. of Tables Outdoors: _____
 Do you serve: Wine Beer Liquor SCDOR ABL No.: _____ If not, do you intend to apply for an ABL license? _____

I acknowledge that the adjoining property owners and businesses have been contacted and approve the addition of outdoor dining at this location to include the service of beer, wine and/or liquor if applicable during the business hours noted above, and that any changes made to the business hours, use of the encroachment area or items allowed within the encroachment area will require an amendment to the encroachment ordinance.

Name/Title: _____
 Date: _____

I acknowledge that any changes made to the business, hours, use of the encroachment area, or items allowed within the encroachment area, to include obtaining a license to sell beer, wine and/or liquor will require an amendment to the encroachment ordinance.

Name/Title: _____
 Date: _____

The proposed ordinance will be sent to the requesting party and City offices for review and approval. Johnathan Chambers will compile the recommendations and forward them to the City Clerk for scheduling before City Council. This process may take from 30-90 days.

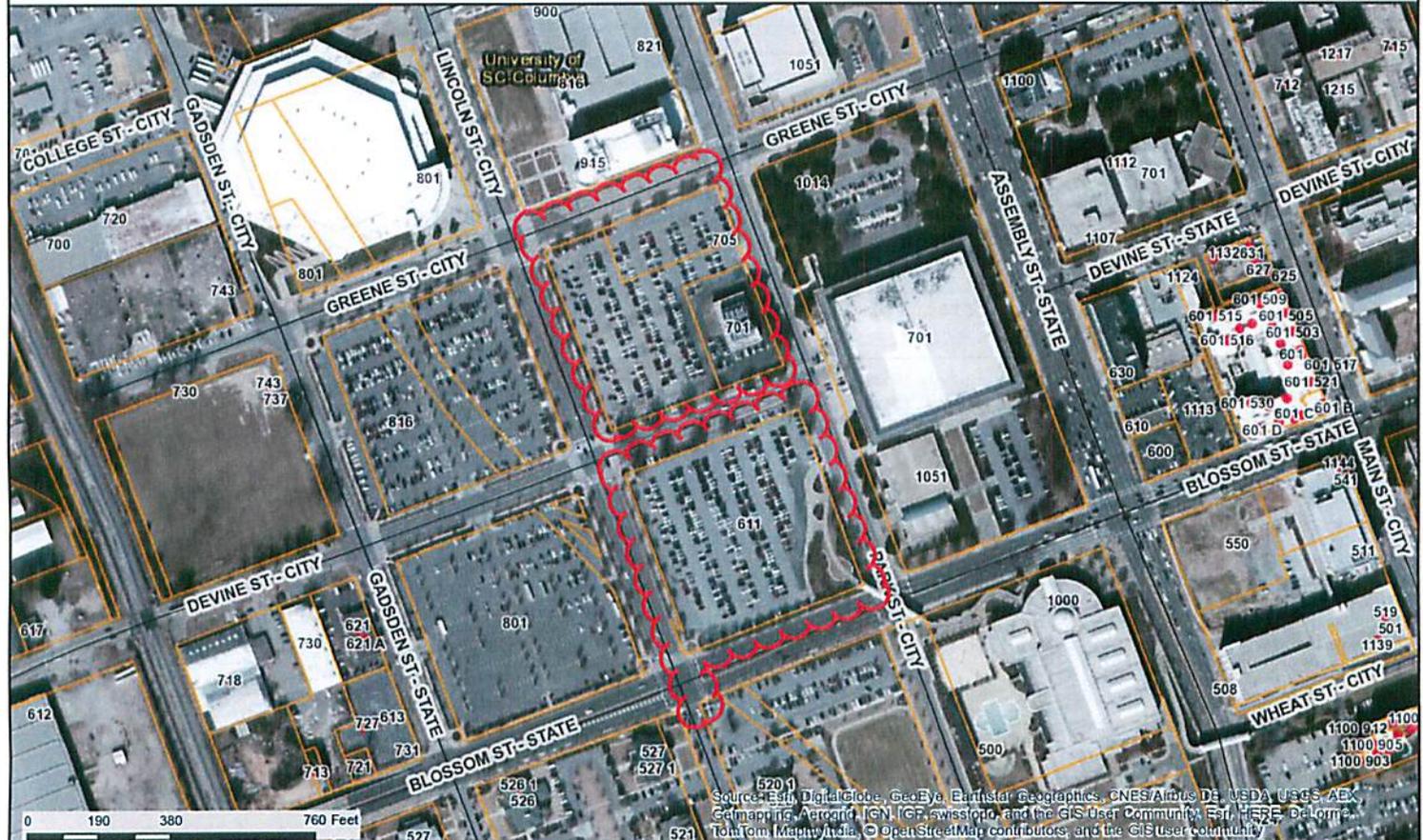
CONTACT	DEPARTMENT	PHONE	FAX	E-MAIL
Johnathan Chambers	Development Services (Land Development)	803-545-3333	803-343-8779	jechambers@columbiasc.net
John Fellows	Development Services (Planning)	803-545-3222	803-733-8647	jsfellows@columbiasc.net
Brian Cook	Development Services (Zoning)	803-545-3332	803-733-8647	kbcook@columbiasc.net
Jerry Thompson	Development Services (Building Inspections)	803-545-3420	803-733-8699	jthompson@columbiasc.net
Fanessa Pinckney	Development Services (Permits)	803-545-3420	803-733-8699	fcpinckney@columbiasc.net
Amy Moore	Development Services (Historic Preservation)	803-545-3222	803-733-8647	aemoore@columbiasc.net
Robert Harkins	Development Services (Plans Review)	803-545-3420	803-733-8647	rhharkins@columbiasc.net
Denny Daniels	Utilities & Engineering (Construction Management)	803-545-3400	803-988-8199	jddaniels@columbiasc.net
Robert Anderson	Public Works (Administration)	803-545-3780	803-733-8648	raanderson@columbiasc.net
Robert Sweat	Public Works (Street Division)	803-545-3790	803-545-3785	rgsweatt@columbiasc.net
David Brewer	Public Works (Traffic Engineering)	803-545-3850	803-733-8648	ddbrewer@columbiasc.net
Sara Hollar	Public Works (Forestry & Beautification)	803-545-3860	803-733-8648	sehollar@columbiasc.net
John Hooks	Public Works (Solid Waste)	803-545-3800	803-733-8648	jphooks@columbiasc.net
Chip Timmons	Risk Management	803-733-8306	803-733-8245	catimmons@columbiasc.net
David Koon	Fire Department	803-545-3701	803-401-8839	cdkgoon@columbiasc.net
John David Spade	Parking Services	803-545-3070	803-733-8523	spade@columbiasc.net
LR: 7/2014				

City of Columbia

Holder Properties - Private Public Partnership



Monday, March 02, 2015



CITY OF COLUMBIA GIS DATA DISCLAIMER

The City of Columbia GIS data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



