



D/DRC Case

520 Pendleton Street

Innovista Design District

TMS: 08911-03-03 & 08911-03-14



**DESIGN/DEVELOPMENT REVIEW COMMISSION
SITE/SUBDIVISION PLAN
CASE SUMMARY**

**520 PENDLETON STREET
WC COLUMBIA, LLC
MULTI-FAMILY RESIDENTIAL**

January 9, 2014

City Council Chambers, 3rd Floor, City Hall, 1737 Main Street
Columbia, South Carolina 29201

Subject Property:	520 Pendleton Street
TMS#:	08911-03-03 and 08911-03-14
Zoning District:	MX-2, -ID (Mixed Use Urban District within the Innovista Overlay District)
Council District:	2
Proposal:	Request Site Plan Review Approval of a 40-Unit multi-family residential development on 2.07 acres
Applicant:	WC Columbia, LLC
Proposed Use:	Multi-Family Residential
Staff Recommendation:	Recommend approval with various conditions.

Detail:	<p>This project entails the construction of a multi-family development on 2.07 acres. The proposed multi-family development consists of 40-units that contain 3 bedrooms and 3 bathrooms. The required number of parking spaces for this development is 48 whereas the applicant proposes to provide 58 (14 garages, 24 off-street, 16 compact off-street and 4 handicap spaces). The development will also contain a community building and pool.</p> <p>The site plan illustrates that the 35" pecan tree located near the Pendleton Street entrance will be preserved in accordance with a Board of Zoning Appeals decision (unrelated to this proposal). In addition, the applicant has agreed to assume all operation and maintenance of the culvert and ditch (located near College Street) and hold the City harmless for the garage and wall/fence that borders the ditch.</p> <p>Though there are many staff comments within this case summary, the proposed site plan largely meets requirements.</p> <p>Should the Commission be inclined to grant approval of the site plan, staff would request that the Commission grant approval subject staff comments.</p>
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CITY AGENCY COMMENTS FOR SITE/SUBDIVISION PLAN REVIEW

John Fellows, Planning Administrator	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. The grand pecan tree on Pendleton Street shall be protected as required in previous rulings; 2. Details of masonry walls/retaining walls shall be provided, retaining walls shall be clad in a material that is identical or substantially similar
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	<p>to materials on the structure, details to be deferred to staff;</p> <ol style="list-style-type: none"> 3. Window profiles and exterior muntins details shall be provided for staff review; 4. Street trees shall be installed at a minimum size of 2 ½ inch caliper and should be 14-16 feet high, details to be deferred to staff. 5. An irrigation plan showing generally how irrigation will be provided internally to all landscaped areas shall be provided, details to be deferred to staff. 6. An irrigation plan for all landscaping within the right-of-way will need to be provided, details to be deferred to staff. 7. Details of masonry walls/retaining walls shall be provided; retaining walls shall be clad in a material that is identical or substantially similar to materials on the structure, details to be deferred to staff. 8. Details related to grade change be deferred to staff for review and approval at the time of permitting. 9. Exterior bike rack information shall be submitted at the time of permitting and details to be deferred to staff. At a minimum there shall be 5 racks with each with the ability to hold 5 bikes. 10. Details of the Pulaski Street, College, and Pendleton have sidewalks, shade street trees, parallel parking, and street lighting that comply with the concepts of the Innovista right of way sections. Details to be worked out with the development team during the encroachment process and details to be deferred to staff. 11. All remaining details to be deferred to staff.
K. Brian Cook, Zoning Administrator	Recommend approval.
Johnathan Chambers, Land Development Administrator	Recommend approval with conditions: Prior to the issuance of any permits, two existing lots (TMS#08911-03-03 and 08911-03-14) must be consolidated into one. City and State Encroachment permits will be required for work being conducted within the ROW.
Robert Harkins, Plans Examiner	Recommend approval.
Scott Rogers, Utilities	Recommend approval with conditions: <ol style="list-style-type: none"> 1. Any needed upgrade, extension or relocation of City utilities must be provided by the owner/developer. 2. Any type of buildings or structures, privately owned/maintained utilities cannot be located inside exclusive City of Columbia utility easements. 3. There currently exist City of Columbia water and sewer utilities on the subject property where building/structures are proposed. These utilities shall be properly abandoned along with their associated easements, which will require City Council action. 4. Projected sewer flows shall be submitted promptly to the City's Engineering department to determine if there any type potential service issues or needed upgrades.
David Brewer, Traffic Engineering	Recommend approval.
David Koon, Fire Department	Recommend approval with conditions: <ol style="list-style-type: none"> 1. A clear width of 12 ft. is required at each security gate lane. 2. Security gates shall meet the requirements of IFC 503.6.

Nancy Lee Trihey, Land Development Planner	Recommend approval with conditions: Plant low evergreens to screen parking lot from College Street. These can be placed in planting area alongside handicap spaces. Recommend diversity (two ok) of species in parking lot.
Sara Hollar, Forestry	Recommend approval with conditions: ROW maintenance (landscaping and irrigation) will be the responsibility of the adjacent property owner and must be maintained to not interfere with vehicular and pedestrian traffic.
Tracy Mitchell, Stormwater	Recommend approval with conditions: Need to provide pre- and post-development hydrology calculations showing that there is no adverse impact or increase in runoff to adjacent properties or systems. Need to provide documentation showing that water quality requirements are being addressed.
John Spade, Parking	Recommend approval with conditions: Parking Services recommends approval with the understanding that any on-street angled parking be laid out as follows: 45 degree angled parking with a stall depth of not less than 18'9" and a travel lane of not less than 12' as measured from the end of the parking space to the closest edge of the center line marking.
Robert Sweatt, Street Division	Recommend approval.
John Hooks, Solid Waste	Recommend approval.