

D/DRC Case

1401 Hampton Street
Pending Individual Landmark
TMS: 11402-03-03



**DESIGN/DEVELOPMENT REVIEW COMMISSION
SITE PLAN REVIEW
REVIEWING AGENCY COMMENTS**

**1401, 1421 AND 1441 HAMPTON STREET
1514 MARION STREET
1519 BULL STREET
1404 AND 1428 TAYLOR STREET**

**FLB, LLC
APARTMENTS**

July 10, 2014 at 4:00pm

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

Subject Property:	1401, 1421 and 1441 Hampton Street, 1514 Marion Street, 1519 Bull Street, 1404 and 1428 Taylor Street
TMS#:	TMS#11402-03-02, -03, -04, -08, -09, -10, -11
Zoning District:	C-4, DD (Central Area Commercial within the Design Development Review District)
Council District:	2
Proposal:	Request site plan approval to convert an existing building into a 114-unit apartment building
Applicant:	Will Yandell, FLB, LLC
Proposed Use:	Apartments
Staff Recommendation:	Approval with conditions as listed below.

Detail:	<p>This project entails the renovation of a +/- 107,000 sq. ft. office building into apartments on 2.7 acres. The proposed project will contain 114 apartments (62 one-bed, 30 two-bed, 22 studio units). The required number of off-street parking spaces for this development is 114 whereas the applicant proposes to provide 154.</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 CONCEPTUAL PLAN REVIEW

John Fellows, Planning	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> Comments relate only to the site plan and parking related to City Center Design Development Guidelines. <p>Other General comments:</p> <ol style="list-style-type: none"> The sidewalk connections to the building need to be clear, there are some sidewalks that seem to not provide clear connectivity. The applicant has stated that parcel 11402-03-03 will be divided into two parcels. One parcel will contain the FLB Apartments, pool and associated parking. The second parcel will be a parking lot adjacent to
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	Taylor Street containing 55 parking spaces. No landscaping upgrades or compliance is proposed for this portion of the existing lot. Parking lot striping will be modified to create painted islands and aisle. The applicant has indicated that a plat is forthcoming. If a plat is not submitted prior to the issuance of permits compliance of the parking lot landscaping for this portion of parcel 11402-03-03 shall be required in full compliance.
K. Brian Cook, Zoning Administrator	Recommend approval with conditions: <ol style="list-style-type: none"> 1. SE building (Hampton & Bull) may remain a separate lot or be combined at the discretion of owner; remaining lots must be combined for parking purposes. 2. Must meet all applicable Landscape/design guidelines. 3. The DD overlay permits the residential use.
Johnathan Chambers, Land Development Administrator	Recommend approval with conditions: <ol style="list-style-type: none"> 1. Must provide calculations for landscaped parking islands and total area of parking lot dedicated to landscaping. 2. Prior to the issuance of any permits, the lots north of the development parcel must be subdivided and combined (plats recorded) as shown on the landscape plan.
Robert Harkins, Plans Examiner	Recommend approval with conditions: Site plan review only.
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 developer. 2. Any privately owned/maintained utilities or permanent structures cannot be located inside exclusive City of Columbia utility easements. 3. Proposed sewer flow calculations are needed to determine how the proposed project will affect the City's sewer system. Depending upon the effects of the projected flows on the City's system this project may or may not be approved. These calculations should be submitted to the Engineering department as soon as possible. 4. Water and/or Sewer mains and 4" and above water meters will not be allowed inside public right-of-ways without an approved encroachment permit and written approval from the City Engineer.
David Brewer, Traffic Engineering	Recommend approval.
David Koon, Fire Department	Recommend approval with condition: The Security gates shall meet the requirements of IFC 503.6.
Sara Hollar, Forestry	Recommend approval with conditions: <ol style="list-style-type: none"> 1. All trees within the ROW must remain and need to be protected during construction. 2. If shrubs are removed, it should be done in a manner to not harm the roots of the existing trees.
Tracy Mitchell, Stormwater	Recommend approval with conditions: <ol style="list-style-type: none"> 1. Will need to provide pre and post-development hydrology calculations showing no new discharge points and no adverse impacts to downstream/adjacent properties. 2. Post-development should be equal to or less than pre-development rates. 3. Any new control or system should be accompanied by a maintenance plan and agreement.
John Spade, Parking	Recommend approval.
Robert Sweatt, Street Division	Recommend approval with condition: Need additional information regarding plans for the two underground entrances in the sidewalk on Marion Street and basement (does it extend under the sidewalk).
John Hooks, Solid Waste	Recommend approval.



COX AND DINKINS, INC.
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803-254-0518
Fax: 803-765-0993
Email: cdinc@coxanddinkins.com

REGISTERED PROFESSIONAL ENGINEER
NO. 14890



CERTIFICATE OF AUTHORIZATION SEAL

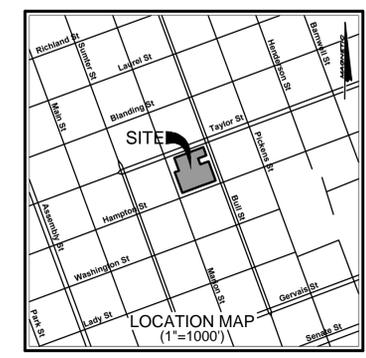
NO.	DATE	DESCRIPTION
1	06-25-2014	to add islands and modify parking areas

PREPARED FOR:
HERITAGE LAND AND DEVELOPMENT CO., LLC
JOHN GLASSELL
5350 POPLAR AVE., SUITE 730
MEMPHIS, TN, 38119
901.763.3333

PROJECT:
FLB APARTMENTS
LOCATED IN THE CITY OF COLUMBIA
RICHLAND COUNTY, SC

PRELIMINARY SITE PLAN

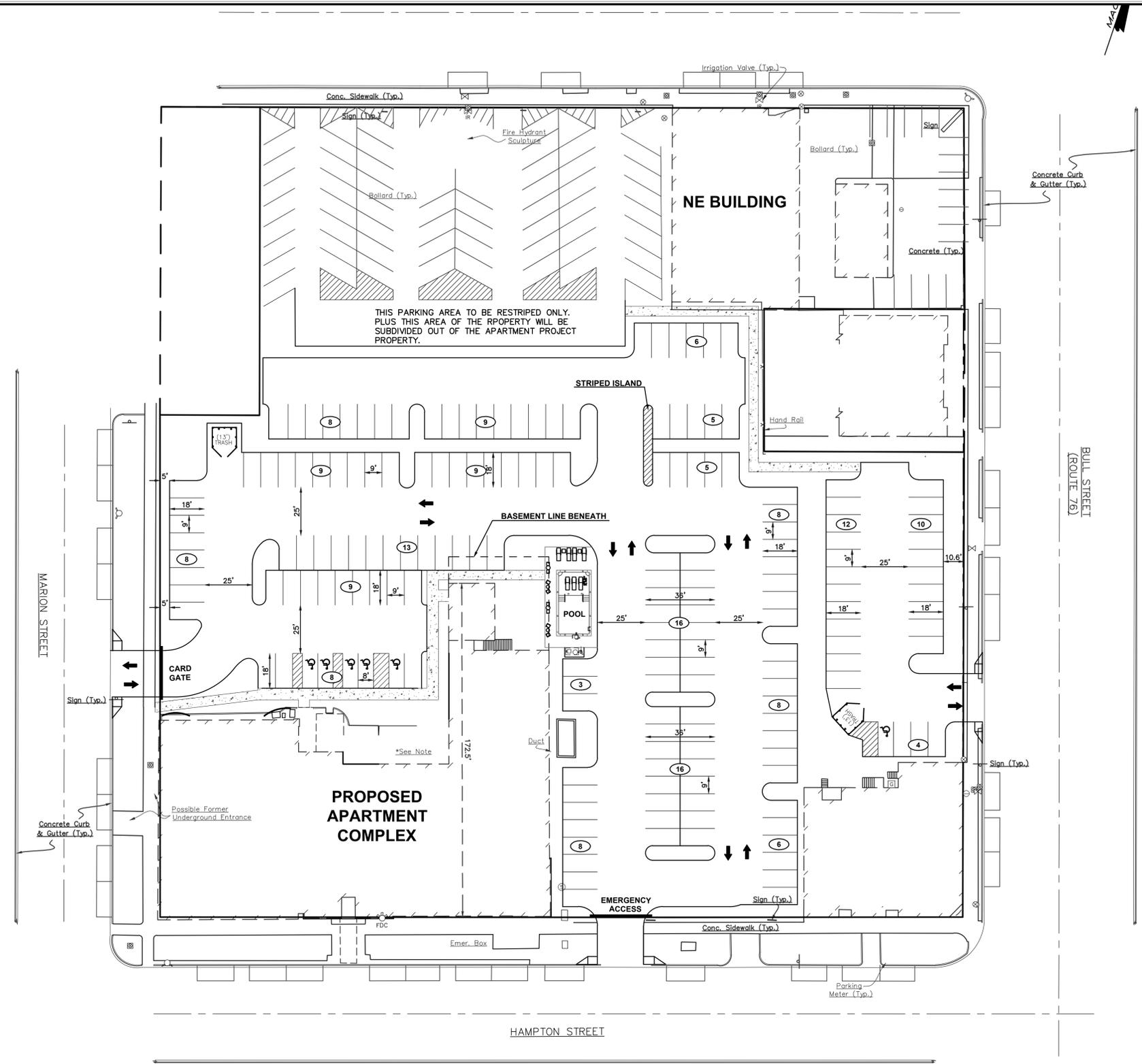
TMS 11402-03-02-03-04-05-06-08-09-10 & -11
BOOK 291-27 SF NO. 211 10-B
PROJECT NO. 1753 SHEET NO. **C1**
DATE 06/04/2014



PARKING SUMMARY:

APARTMENTS:
STANDARD SPACES= 149 SPACES
ACCESSIBLE SPACES= 5 SPACES
TOTAL SPACES= 154 SPACES

SE BUILDING:
STANDARD SPACES= 25 SPACES
ACCESSIBLE SPACES= 1 SPACES
TOTAL SPACES= 26 SPACES



THIS PARKING AREA TO BE RESTRIPTED ONLY. PLUS THIS AREA OF THE RPROPERTY WILL BE SUBDIVIDED OUT OF THE APARTMENT PROJECT PROPERTY.

The Palmetto Utility Protection Service, Inc.
810 Dutch Square Blvd., Suite 130 Columbia, South Carolina 29201 (803) 939-1117

South Carolina 811
Call 811 Before you Dig

3 DAYS BEFORE DIGGING IN SOUTH CAROLINA
CALL 811
CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.

NOTE:
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES WAS OBTAINED FROM LOCAL UTILITY COMPANIES AND AVAILABLE DRAWINGS SUPPLIED BY THE OWNER AND IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. HOWEVER, COX AND DINKINS, INC. HAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD LEAD US TO CONCLUDE THAT THE INFORMATION IS NOT ACCURATE. BUT UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS ASSIGNS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT COX AND DINKINS, INC. IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND INFORMATION. INFORMATION WITH RESPECT TO ABOVE GROUND MONUMENTS OF SUCH UTILITIES IS BASED UPON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS, AND IS SHOWN HEREON.

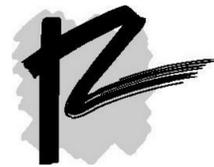
REFERENCES:
1. ATLA/ACSM LAND TITLE SURVEY PREPARED FOR HERITAGE LAND AND DEVELOPMENT, LLC, BY COX AND DINKINS, INC., DATED MARCH 25, 2014.

GENERAL NOTES:
1. THE PROPERTY IS LOCATED IN THE CITY OF COLUMBIA, SC.
2. THIS PROPERTY IS ZONED C-4, DD (CENTRAL AREA COMMERCIAL DISTRICT WITHIN DESIGN DEVELOPMENT OVERLAY) PER ZONING LETTER FROM CITY OF COLUMBIA ZONING DIVISION, DATED FEBRUARY 6, 2014.
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THE LOCATIONS OF OTHER UNDERGROUND UTILITY LINES AND THEIR SERVICES ARE UNKNOWN.
4. CONTOUR INTERVAL ELEVATIONS ARE ONE (1) FOOT.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THEY AND THEIR SUBCONTRACTORS HAVE THE CORRECT/LAST REVISED PLANS AVAILABLE.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER/OPERATOR FOR UTILITY LOCATIONS PRIOR TO START OF CONSTRUCTION.
7. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

NOTE:
IT IS CONTRACTORS RESPONSIBILITY TO VERIFY THAT THEY AND THEIR SUBCONTRACTORS HAVE THE CORRECT/MOST UP-TO-DATE PLANS AVAILABLE.

GRAPHIC SCALE IN FEET
SCALE: 1"=30'

COPYRIGHT © 2013 COX AND DINKINS, INC. ALL RIGHTS RESERVED. G:\Proj\1753 Marion St Redevelopment\DRAWINGS\1753 Site.dwg, Plotted By: DKH, Plotted: Jun 25, 2014 - 3:29pm



Renaissance Group

9700 Village Circle, Ste. 100
Lakeland, TN 38002
901.332.5533
fax: 901.332.5534
www.rgroup.biz

Revision	Description	Date

CONSTRUCTION DOCUMENTS FOR
Historic Renovation
Land Bank Apartments
 1401 Hampton
 Columbia, South Carolina 29201

Sheet Title
SITE DETAILS

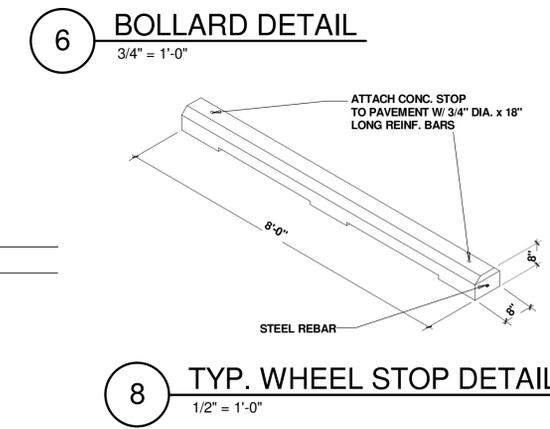
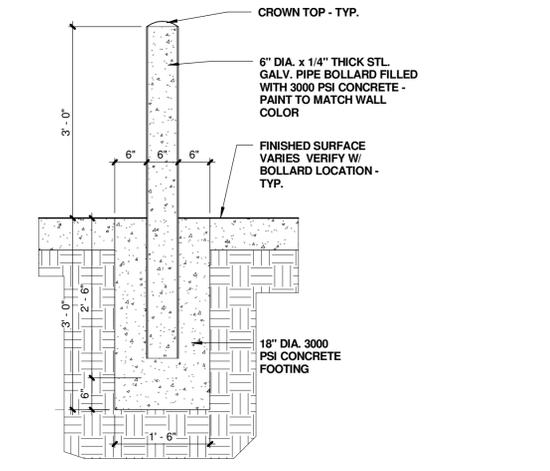
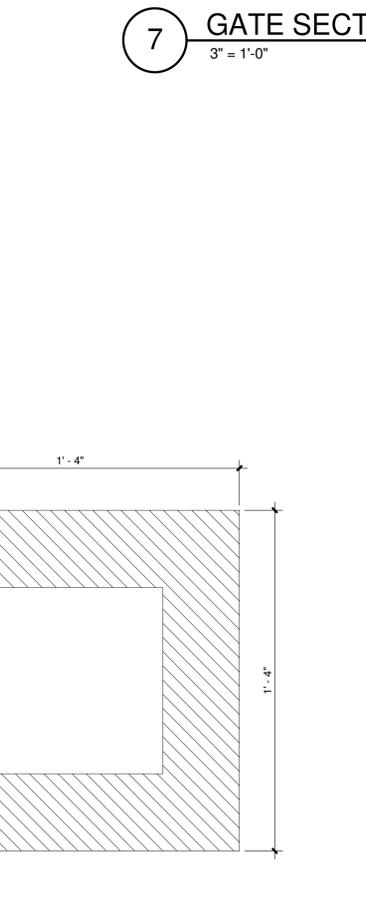
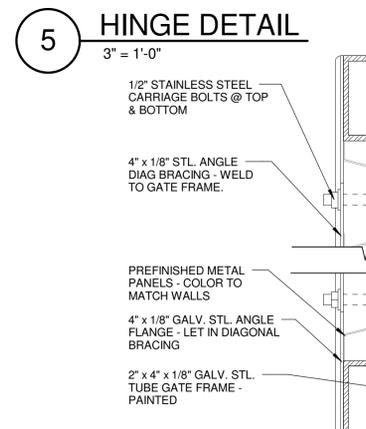
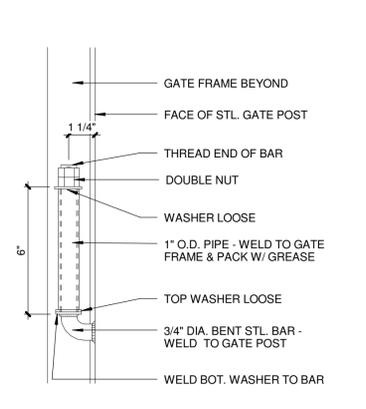
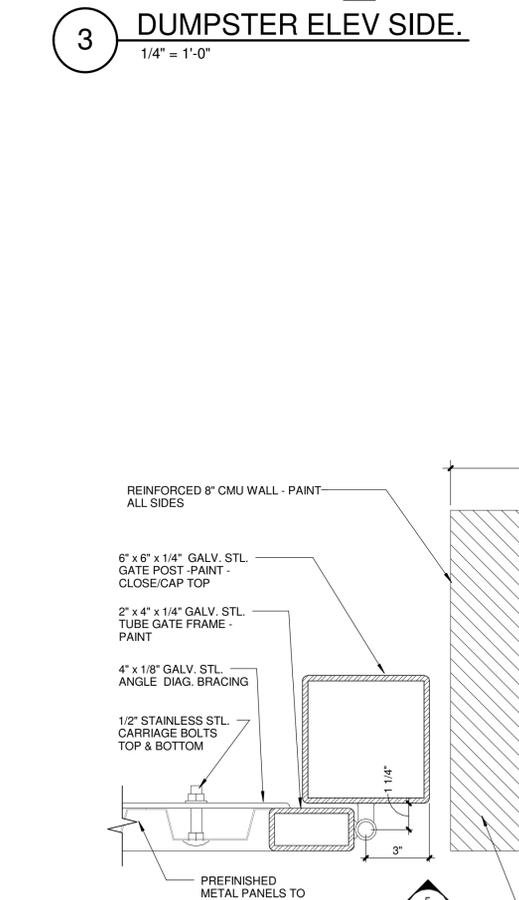
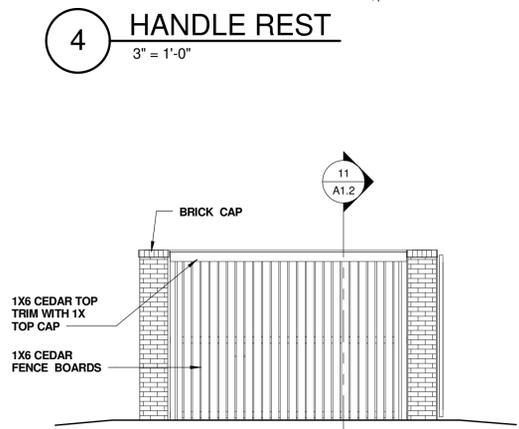
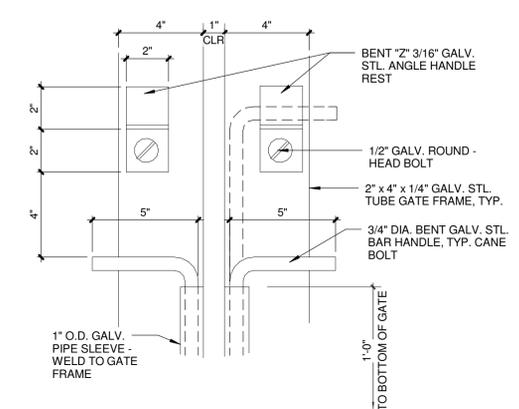
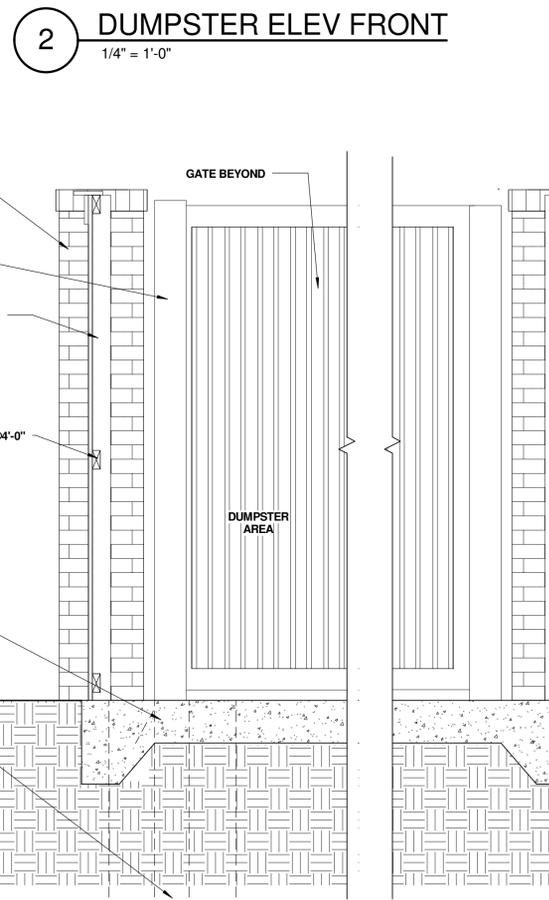
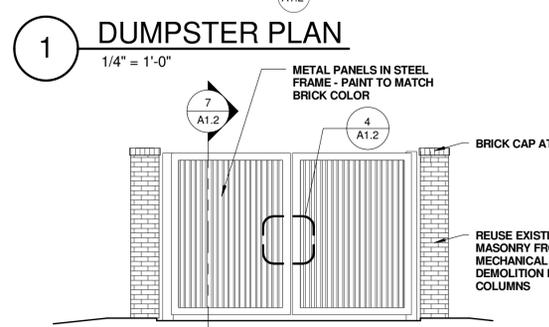
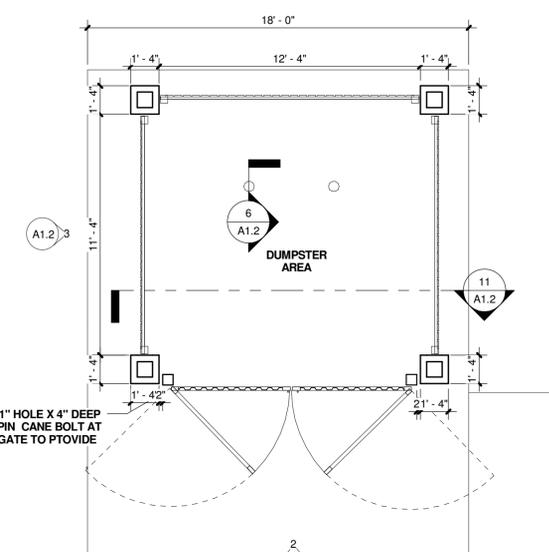
Project No.
13064

Drawn by
BA

Date
6-10-2014

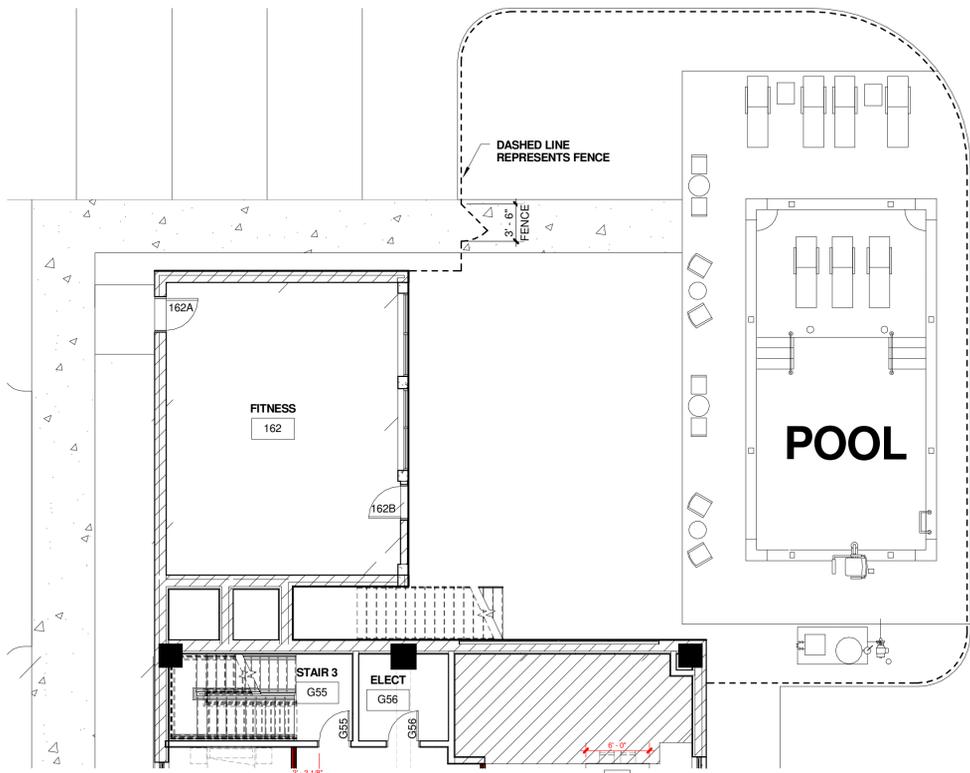
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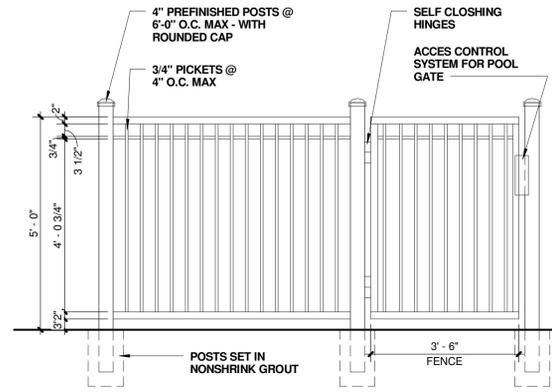


NOTES:
 1. RADIUS ALL SIGN CORNERS
 2. SIGN W/ POST BY SIGN CONTRACTOR
 3. HANDICAP SIGNAGE MUST MEET A.D.A. & ANSI 117.1
 COLORS:
 WHITE H.C. SYMBOL ON BLUE BACKGROUND
 GREEN LEGEND & BORDER
 WHITE SIGN BACKGROUND

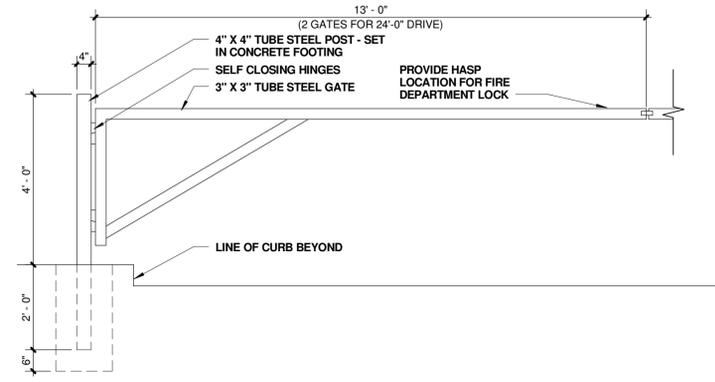
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6/30/2014 2:23:43 PM



1 POOL PLAN
1/8" = 1'-0"



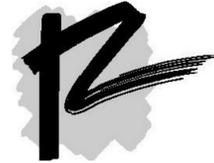
2 POOL FENCE
1/2" = 1'-0"
POOL FENCE TO BE MATCH RAIL COLOR LOCATED ON HAMPTON STREET



3 FIRE DEPARTMENT ACCESS
1/2" = 1'-0"



4 PARKING CONTROL
1/2" = 1'-0"



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Land Bank Apartments
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Sheet Title
ARCHITECTURAL SITE DETAILS

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Drawn by
Author

Date
6-10-2014

A1.3
Sheet No.