

D/DRC Case

823 Lady Street

City Center Design/Development District

TMS: 09013-13-17



**DESIGN/DEVELOPMENT REVIEW COMMISSION
SITE PLAN REVIEW
CASE SUMMARY
823 LADY STREET
LADY VISTA, LLC**

February 12, 2015 at 4:00pm
City Council Chambers, 3rd Floor, City Hall, 1737 Main Street
Columbia, South Carolina 29201

Subject Property:	823 Lady Street
TMS#:	09013-13-17
Zoning District:	PUD-C (Planned Unit Development – Commercial)
Council District:	2
Proposal:	Request site plan approval to construct a +/- 69,000 sq. ft. hotel within a Commercial Planned Unit Development
Applicant:	Ajay Champaneri, Lady Vista, LLC
Proposed Use:	Hotel
Staff Recommendation:	Approval with staff comments

Detail:	<p>This project entails the construction of a 26,000 sq. ft. hotel on a 0.59 acre parcel that is located on the northwest corner of Lady and Lincoln Streets. Off-street parking for the hotel will provided in the adjacent City of Columbia Parking Garage. The site plan includes the installation of a patio and landscaping along the Lady Street side of the building.</p> <p>The staff comments provided below are generally standard and the proposed site plan largely meets requirements. Should the Commission be inclined to grant approval of the site plan, staff would request that the Commission grant approval subject staff comments.</p>
----------------	--

CITY AGENCY COMMENTS FOR SITE PLAN REVIEW

John Fellows and Lucinda Statler, Planning	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. A Pedestrian Connection from Lady Street sidewalk to the parking garage shall be provided. Such Pedestrian connection shall continue across the rear of the building to the pedestrian entry of the parking Garage and to Lincoln Street. 2. Materials and details and lighting of the pedestrian connection shall be similar to those used along Lady Street. 3. All Streetscape improvements shall comply with Chapter 4 of the City Center Design Guidelines for Public Development. 4. An opportunity for Public Art shall be provided within the pedestrian connection from Lady to the Garage. 5. The bump outs at the current driveway on to Lady shall be designed to accommodate two more angled parking spaces. 6. Design specifications within the right of way shall be coordinated with the Urban Design Planner 7. The Pedestrian Connection from Lady to the parking garage shall have
---	--

	<p>shade trees to provide shade to the walkway and the Patio.</p> <ol style="list-style-type: none"> All details of the outdoor patio (walls, fences, pavement, furnishings) shall be submitted and reviewed by the Urban Design Planner to assure compliance with guidelines. All Details deferred to staff.
K. Brian Cook, Zoning Administrator	<p>Recommend approval with condition:</p> <ol style="list-style-type: none"> Subject to all PUD zoning requirements and exhibits.
Johnathan Chambers, Land Development Administrator	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> All work within the ROW must be improved to meet the design standards and city specifications for parking and road design. City and State Encroachment permits will be required for work being conducted within the ROW.
Robert Harkins, Plans Examiner	<p>Recommend approval.</p>
Scott Rogers, Utilities	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> Any needed upgrade, extension or relocation of City utilities must be provided by the developer. Any privately owned/maintained utilities or permanent structures cannot be located inside exclusive City of Columbia utility easements. Proposed sewer flow calculations are needed to determine how the proposed project will affect the City's sewer system. These calculations should be submitted to the Engineering department as soon as possible. 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. Coordination between the Civil Engineer, Architect and Mechanical Engineer to allow room for these utilities on the developed property is strongly encouraged.
David Brewer, Traffic Engineering	<p>Recommend approval.</p>
David Koon, Fire Department	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> The fire department connection shall be within 100 feet of a fire hydrant. The locations of the fire hydrant and fire department connection shall be approved by the Fire Code Official.
Scott Holder, Land Development Planner	<p>Recommend approval.</p>
Sara Hollar, Forestry	<p>Recommend approval.</p>
Tracy Mitchell, Stormwater	<p>Recommend approval with condition:</p> <ol style="list-style-type: none"> Needs to provide pre- vs. post-development hydrology calculations to ensure no increase of runoff to the City system with proposed development. If an increase occurs, further design will be required to mitigate this increase while providing no adverse impact(s) on downstream/adjacent properties. Should a pool be proposed for the hotel, backwashing requirements will need to be addressed to determine whether it should be tied to storm or sanitary sewer.
John Spade, Parking	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> Parking Services will provide the majority of parking for the hotel in the adjacent Lincoln Street Garage. The hotel will need to maintain pedestrian access from Lady Street to the garage on the west side of the property in accordance with the current vehicular and pedestrian easement now in place. The City is willing to remove vehicular access from the easement in the area west of the hotel and eliminate that portion of the driveway where the outdoor patio and landscape area is planned.
Robert Sweatt, Street Division	<p>Recommend approval with condition:</p> <ol style="list-style-type: none"> Coordinate with Engineering for Lincoln Street improvements.
John Hooks, Solid Waste	<p>Recommend approval.</p>



City of Columbia

APPLICATION for

SITE PLAN/SUBDIVISION PLAT REVIEW

OFFICE USE ONLY: Date Received _____ By _____

1) APPLICANT (Please Print)

Name:	Ajay Champaneri	Company:	Lady Vista, LLC
Tel. #:	803-808-2150	Fax#:	803-359-9100
Mobile #:	803-463-6969	E-mail:	aj@lexingtonhospitality.net

Do you own any of the property affected by this application? YES NO; If NO, provide Letter of Agency

2) THIS APPLICATION IS FOR (Check all that apply)

Group/Individual Commercial Development

Group Residential Development

Residential Subdivision

Planned Unit Development Site Review

3) PROPERTY

Address:	823 Lady Street Columbia, SC 29201		
TMS#:	09013-13-17	Total Acreage:	0.59 Acres
Current Use:	Vacant Lot	Proposed Use:	Commercial/Residential
Current Zoning:	PUD-C		
Number of Lots and/or Units:	1	Total Sq. Ft.	25,700

3) DETAILED PROJECT DESCRIPTION: (Attach additional paper if you need more space)

The Property site encompasses approximately 0.59 acres of land that is currently vacant and unimproved. The site is located one block from Gervais Street, the main roadway through the Vista. This ideal locale will allow patrons to walk to the restaurants and attractions of the Vista while also providing them with enhanced privacy, security and noiselessness, as compared to being situated on Gervais Street. A city owned parking garage is situated adjacent to, and north of, the Property site. The parking garage will be utilized by the Hotel for its parking needs, via a lease agreement with the city.

4) NEIGHBORHOOD CONSULTATION

Prior to the Planning Commission meeting, meet with the adjacent neighbors or neighborhood association to communicate details of the proposed project. Please note that this informational meeting is not required by ordinance, but is *strongly* encouraged. Contact information may be obtained from Zoning staff.

5) PLAN SUBMITTAL

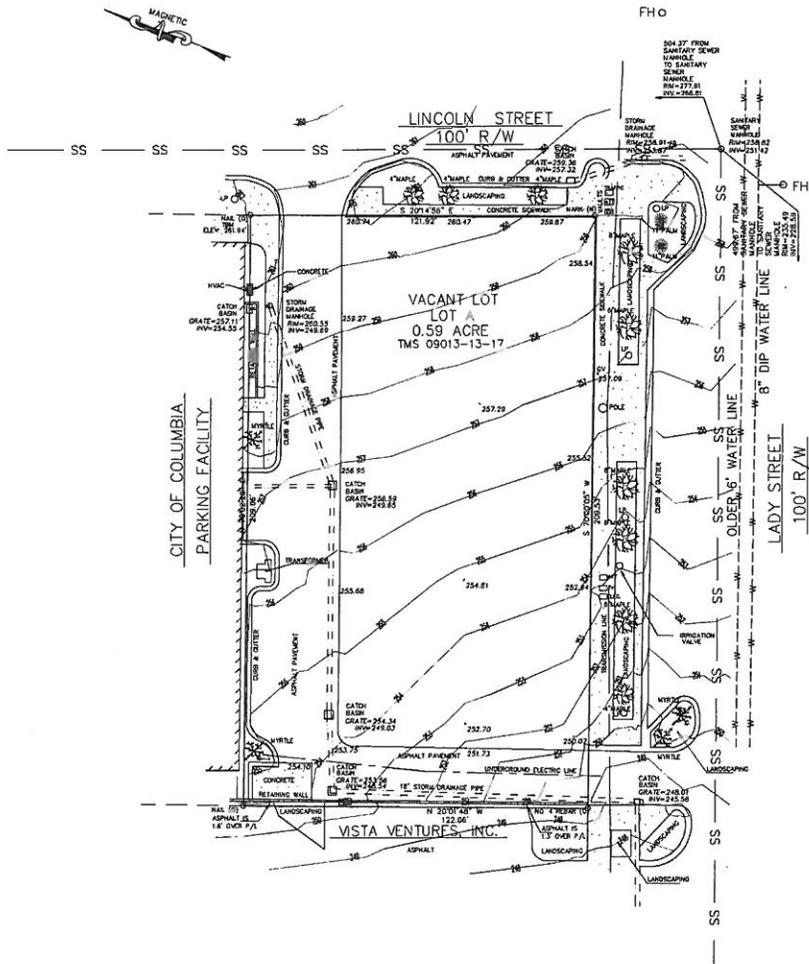
Please refer to the Checklist for Site Plan Review for materials required for submittal with this application

6) SIGNATURE

Applicant Signature:	
Print Name:	Ajay Champaneri
Date:	01-07-2015

PC Date: _____

Action: _____



FB261-1

TOPOGRAPHICAL AND BOUNDARY
 PLAT PREPARED FOR
LADY VISTA, LLC

RICHLAND COUNTY, COLUMBIA, SC
 THE SAME BEING SHOWN AS LOT A ON AS BUILT SURVEY PREPARED FOR THE CITY OF COLUMBIA
 BY MULKEY ENGINEERS & CONSULTANTS, DATED APRIL 2, 2009, AND RECORDED IN THE OFFICE OF
 REGISTER OF DEEDS FOR RICHLAND COUNTY IN RECORD BOOK 1811, PAGE 3178.

CREATION FROM REVERSE PROCESS
 BY **ROSSER W. BAXTER, JR.**
 REGISTERED LAND SURVEYOR NO. 7613

JULY 11, 2014



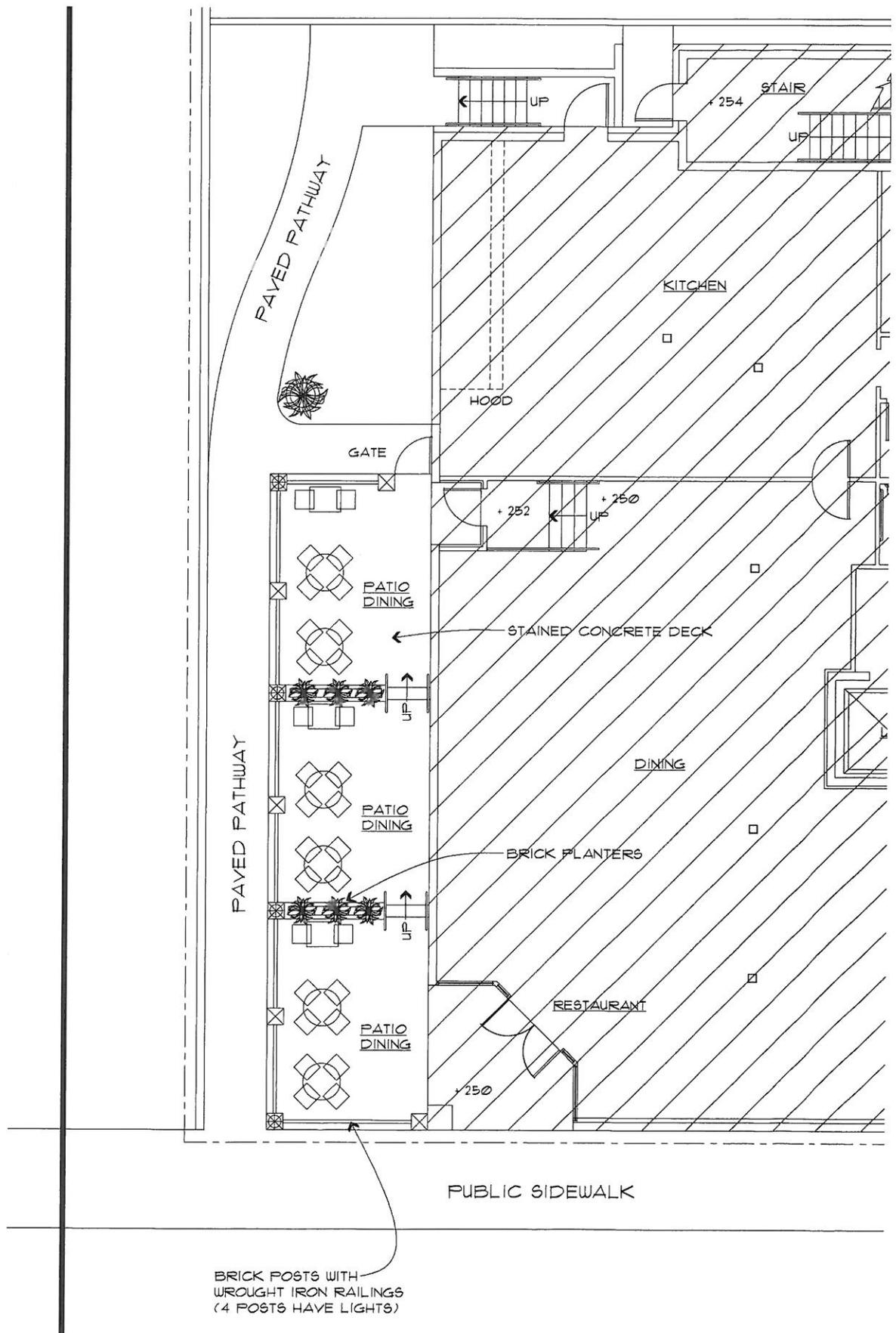
PROPERTY MAY BE SUBJECT TO RECORDS OR UNRECORDED EASEMENTS OR RESTRICTIONS NOT OBSERVED AND NO INFORMATION
 REVEALED BY A COMPLETE TITLE SEARCH. THE SURVEYOR DID NOT PERFORM A TITLE SEARCH. UNDERGROUND UTILITIES MAY BE
 PRESENT BUT THEIR LOCATION WAS NOT DETERMINED.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS
 MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA,
 AND HEREIN EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE
 ENCUMBRANCES OR PROJECTIONS OTHER THAN SHOWN HEREON.

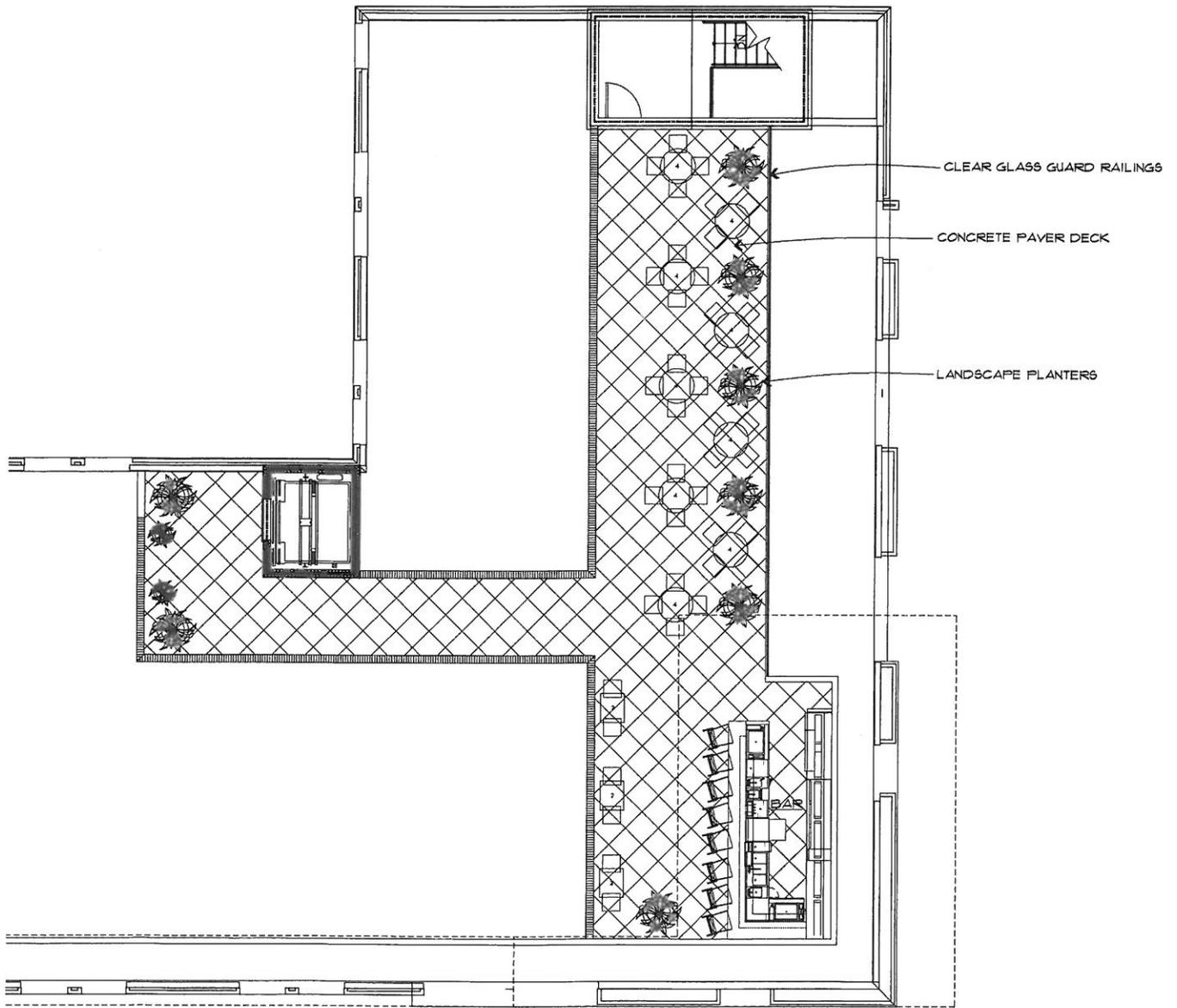
BAXTER LAND SURVEYING CO., INC.
 2204 Devine Street Columbia, SC 29205 (803)-252-8564
 BAXLAND@AOL.COM

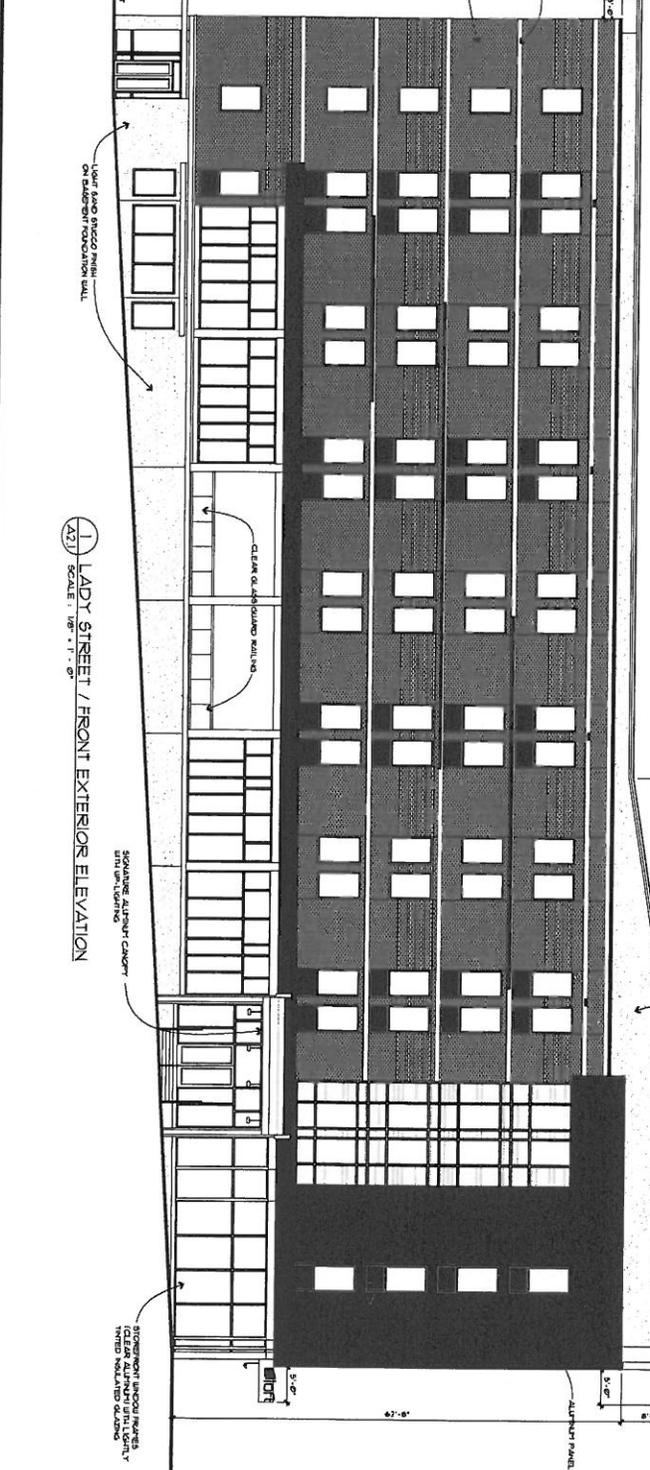
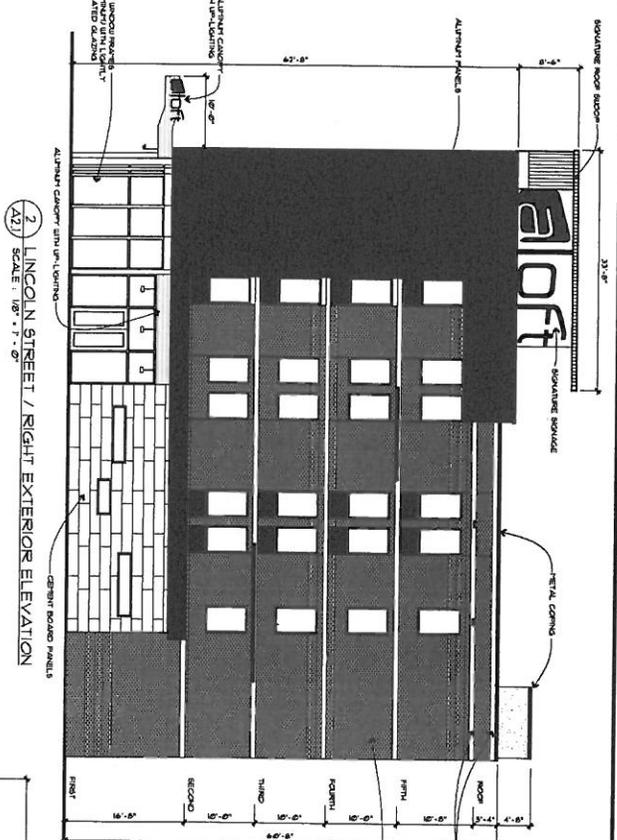


ROSSER W. BAXTER, JR. SCRLS NO. 7613



BRICK POSTS WITH WROUGHT IRON RAILINGS (4 POSTS HAVE LIGHTS)





1) LADY STREET / FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

2) LINCOLN STREET / RIGHT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

Craig A. Ohio
ARCHITECT

DESIGN • PLANNING • ARCHITECTURE

254 Old Gayles Road
London, Ohio 43041
Phone (603) 597-8004
Fax (603) 597-2850

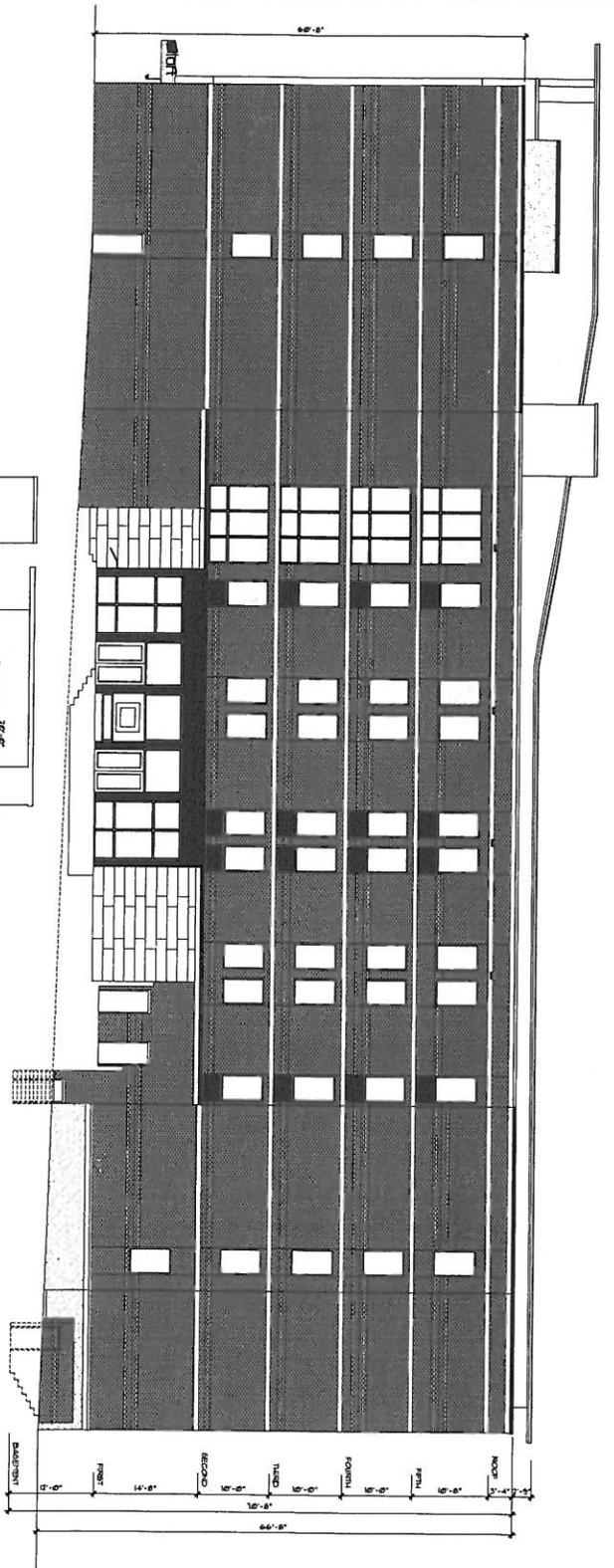
Project Title
ALCOTT HOTEL
COLUMBIA, SOUTH CAROLINA

Drawing Title
EXTERIOR ELEVATIONS

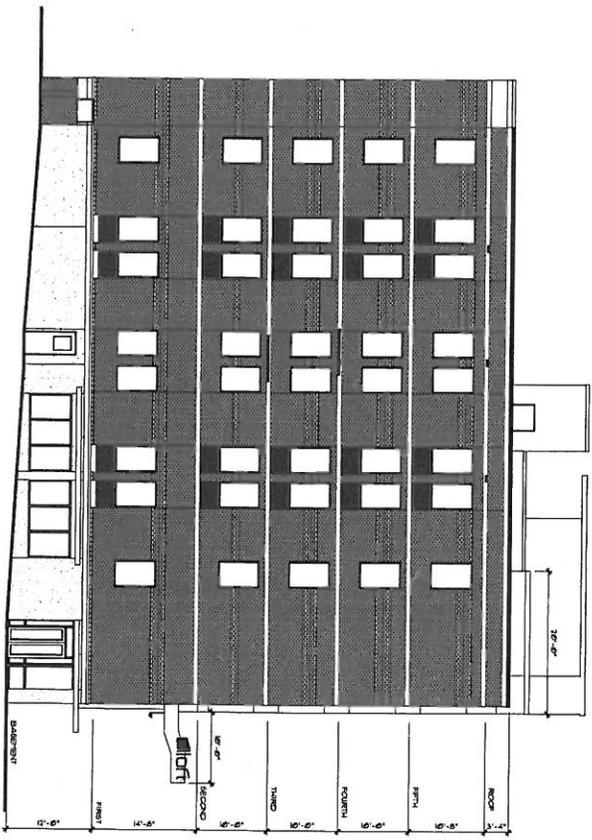
Scale
DATE: JANUARY 8, 2008
DRAWN BY: [Name]
CHECKED BY: [Name]
DRAWING NO.: [Number]

A2.1

NOT FOR CONSTRUCTION



1 PARKING GARAGE / REAR EXTERIOR ELEVATION
 A2.1 SCALE: 1/8" = 1'-0"



2 WEST / LEFT EXTERIOR ELEVATION
 A2.2 SCALE: 1/8" = 1'-0"

Craig A. Ohio
 ARCHITECT

DESIGN • PLANNING • ARCHITECTURE

304 Old Chapel Road
 Lexington, South Carolina 29050
 Phone (803) 787-2000
 Fax (803) 787-2000

No.	Revisions	Date

All rights reserved. This drawing and the single sheet format are copyrighted by the firm of Craig A. Ohio, Architect. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect. All other rights reserved.

Project Title
ALCOT HOTEL
 COLUMBIA, SOUTH CAROLINA

Drawing Title
EXTERIOR ELEVATIONS

Consultant

Seal

Date: August 4, 2010
Drawn by: [Signature]
Checked by: [Signature]
Drawing No.: A2.1

NOT FOR CONSTRUCTION

