

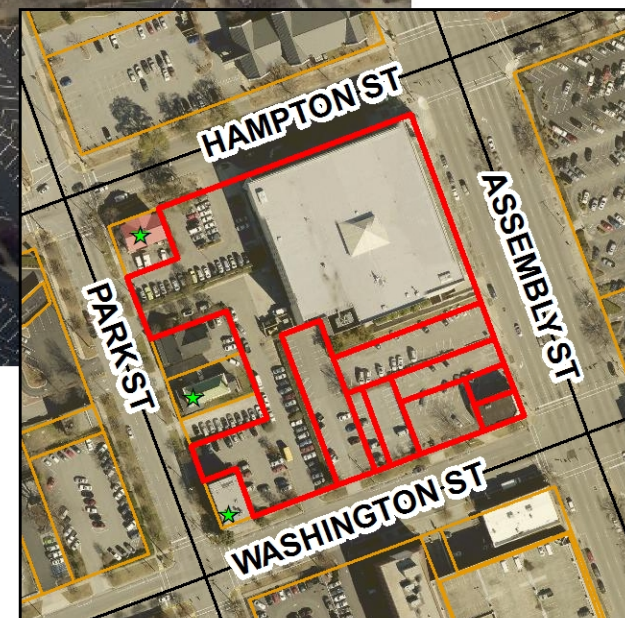


D/DRC Case

1401-1431 Assembly Street & 1011-1019 Washington Street

City Center Design/Development District

TMS: 09013-03-01, 06, 07, 08, 09, 10, 11, 12, 13





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

**1401-1431 ASSEMBLY STREET AND 1011-1019 WASHINGTON STREET
CRG ACQUISITION, LLC
MULTI-FAMILY DEVELOPMENT**

JULY 14, 2016 at 4:00pm

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

Subject Property:	1401-1431 Assembly Street and 1011-1019 Washington Street
TMS#:	09013-03-01, 06, 07, 08, 09, 10, 11, 12, 13
Zoning District:	C-4, -DD (Central Area Commercial within the Design Development Overlay District)
Council District:	2
Proposal:	Request for Site Plan Approval for the construction of a 305-unit Multi-Family Development
Applicant:	CRG Acquisition, LLC
Proposed Use:	Multi-Family Development
Staff Recommendation:	Approval with staff comments.

Detail:	<p>This project entails the construction of a \pm 355,000 sq. ft., 15-story, 305-unit multi-family building on \pm1.02 acres. The proposed multi-family building consists of 305-units (69-three, 180-two, 42-one, and 14-studio) and a parking garage. The required number of parking spaces for this development is 593 whereas the applicant proposes to provide 151 within the parking garage and 183 on-street. The applicant has submitted a variance application to the Board of Zoning Appeals for the remaining 259 parking spaces.</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 and Lucinda Statler, Urban Design Planner	Recommend approval with a conditions: <ol style="list-style-type: none">1. Provide details for the Assembly Street and Washington Street ROW improvements including street lighting. Street lighting to comply with the design development guidelines.2. Provide a pedestrian perspective of the building from the Assembly Street ROW near the Richland County Library.3. Provide detail for the grassed and landscaped areas adjacent to the
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	<p>building.</p> <p>4. A vehicular traffic study has been submitted and reviewed by the City Traffic Engineer. Since the development will increase pedestrian and bicyclist traffic in the area a pedestrian/ bicycle traffic study shall be provided to determine the impact of the development upon the existing infrastructure and the study shall provide recommendations. The study shall be submitted to staff prior to issuance of building permits and encroachment applications to allow for review and to coordinate planned recommendations. The recommendations and findings of the study shall be provided.</p>
K. Brian Cook, Zoning Administrator	<p>Recommend approval with condition:</p> <p>1. Board of Zoning Appeal approval for a reduction in off-street parking requirements required.</p>
Johnathan Chambers, Land Development Administrator	<p>Recommend approval with a conditions:</p> <p>1. This site plan review is for a total of 305 apartments.</p> <p>2. City and State Encroachment permits will be required for work being conducted within the ROW.</p> <p>3. Lots to be combined prior to the issuance of any permits.</p>
Chris Metts, Plans Examiner	<p>Recommend approval.</p>
Scott Rogers, Utilities	<p>Recommend approval with conditions:</p> <p>1. Any needed upgrade, extension or relocation of City utilities must be provided by the developer.</p> <p>2. Any privately owned/maintained utilities or permanent structures cannot be located inside exclusive City of Columbia utility easements.</p> <p>3. Water mains, sewer mains, water meters that are 4" or larger or any privately maintained utilities will not be allowed inside public right-of-ways or under sidewalks 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.</p> <p>4. If sewer flows for this project result in flows of 4,000 gallons per day or above calculations must be submitted to the City's Engineering department to determine how the proposed project will affect the City's sewer system. Depending upon the effects of the projected flows this project may or may not be approved. If required, these calculations should be submitted to the Engineering department as soon as possible.</p>
David Brewer, Traffic Engineering	<p>Recommend approval with conditions:</p> <p>1. Recommendations from the traffic impact study must be implemented.</p>
Kris Scott, Fire Department	<p>Recommend approval.</p>
Scott Holder, Land Development Planner	<p>Recommend approval with condition:</p> <p>1. Trees planted in right of way used towards density factor requirements require approved encroachments first. Any remainder of DFS will be paid into tree fund at 125% of installed cost.</p>
Danielle Riffenburg, Forestry	<p>Recommend approval with conditions:</p> <p>1. Existing trees within the right of way must be protected with fencing during the construction to keep all people, equipment and material out of the protection area.</p> <p>2. If any new landscaping or irrigation is installed in the right of way, it must be approved by Forestry and Beautification and maintained by the adjacent property owner in a manner to not interfere with</p>

	<p>vehicular and pedestrian traffic.</p> <p>3. SCDOT must approve any new landscaping installed along SCDOT roadways.</p>
Michael Jaspers, Stormwater	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. Since land disturbance will exceed 5,000 sq. ft., all land disturbance regulations must be followed, as applicable. 2. Upon review of the proposed plan, the following appear to be key questions that must be answered with regard to stormwater permitting: <ol style="list-style-type: none"> 1. How will sediment and erosion controls be installed and maintained on the perimeter of the property if zero lot lines are proposed? 2. Where will staging of equipment, materials, etc. be located? 3. What is the proposed location of ingress/egress for construction personnel/equipment?
Robert Sweatt, Street Division	Recommend approval.
John Hooks, Solid Waste	Recommend approval.
John Spade, Parking Services	Recommend approval.



City of Columbia

APPLICATION for

SITE PLAN/SUBDIVISION PLAT REVIEW

OFFICE USE ONLY: Date Received _____ By _____

1) APPLICANT (Please Print)

Name:	CAROLINE SAUNDERS	Company:	CRG Acquisition, LLC
Tel. #:	314,552,2295	Fax#:	
Mobile #:		E-mail:	csaunders@chaycorp.com

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:	1401 Assembly St.	→ 09013-03-012, 09013-03-13	
TMS#:	09013-03-10, 09013-03-06	Total Acreage:	1.02
Current Use:	Commercial / PARKING	Proposed Use:	mult-family residential
Current Zoning:	C-4		
Number of Lots and/or Units:	305	Total Sq. Ft.	354,280 Enclosed

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

The project is a (15) level residential apartment tower. Apartments to include a mix of 1, 2, 3 bedroom units. Floorplan includes parking on level 1 and lower level with outdoor amenity deck at level 2

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:	Caroline P. Saunders
Date:	6/8/16

PC Date: _____

Action: _____



CHECK LIST FOR SITE PLAN REVIEW

Please prepare 1 set of the information below and review it with Staff during a pre-application conference approximately ONE WEEK BEFORE THE APPLICATION DEADLINE.

After Staff has determined that the application contains the required information (that the application is complete), submit the information denoted below to the Zoning Division by the deadline listed on the *Planning Commission Calendar of Public Meetings*. All information is required unless checked and initialed by Development Services staff.

PLEASE PRINT!

Project Address: 1401 Assembly St
 TMS#: 09013-03-10, 09013-03-06, 09013-03-12, 09013-03-13
 Applicant Name: CRS Acquisition, LLC
 Applicant Telephone #: 314.592
 Contact Name: Russell Caplin / CAROLINE SAUNDERS
 Contact Telephone #: 314.592.2141 / 314.592.2295

Staff will place your item on the next-available Planning Commission agenda only if the application is complete!

Provided	Not Provided	# of Copies	Size Required	SUBMITTAL ITEM
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	8 1/2" x 11"	PLANNING COMMISSION APPLICATION
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13	18" x 24" min.	EXISTING SITE PLAN OR PLAT OF SURVEY
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	8 1/2" x 11"	To Scale and Fully Dimensioned
<input type="checkbox"/>	<input type="checkbox"/>	13	18" x 24" minimum	PROPOSED SITE PLAN • To Scale and Fully Dimensioned <input checked="" type="checkbox"/> Total Acreage; <input checked="" type="checkbox"/> Location of Lots and Outlots (Numbered and Area in Square Feet); <input checked="" type="checkbox"/> Location of Buildings (including Setbacks from Property Lines and Distances between Buildings); <input checked="" type="checkbox"/> Location of Parking and Access/Driveways; <input checked="" type="checkbox"/> Location of Rights-of-Way and/or Easements for Streets, Railroads, and Utility Lines Upon and Abutting Subject Property; <input checked="" type="checkbox"/> Location of Streets, Alleys, Railroads, and Utility Lines Upon and Abutting Subject Property; <input checked="" type="checkbox"/> Location of Lakes, Rivers, Streams, Swamps/Wetlands, Other Bodies of Water, and 100-year Floodplain and Floodway; <input checked="" type="checkbox"/> Location of Signage; <input checked="" type="checkbox"/> Statement/Chart of the Intensity of Development (Number and Size of Dwelling Units by Unit Type for Residential and/or Gross Floor Area by Building and Use for Nonresidential); <input checked="" type="checkbox"/> Topography by Contours (at Vertical Intervals of Not More Than 5 Feet); <input checked="" type="checkbox"/> Stamp of Registered Surveyor, Engineer, and/or Architect; <input checked="" type="checkbox"/> North Arrow; <input checked="" type="checkbox"/> Scale; <input checked="" type="checkbox"/> Vicinity Map (at 1 inch equals 1,000 feet).
<input type="checkbox"/>	<input type="checkbox"/>	1	8 1/2" x 11"	

- SEE NEXT PAGE -

Elect 1/1
TO BE SENT AM

<input type="checkbox"/>	<input type="checkbox"/>	4	18" x 24" min.	BUILDING ELEVATIONS AND FLOOR PLANS Please note this information is not required, but it is encouraged.
<input type="checkbox"/>	<input type="checkbox"/>	1	8 1/2" x 11"	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3	18" x 24" min.	LANDSCAPE PLAN Please note that, while this item is not a listed requirement within the Zoning Ordinance, the Ordinance permits the Planning Commission to ask for additional documentation that they feel necessary to make an informed decision, and a landscape plan is always requested. You may contact Nancy Lee Trihey at (803) 545-3218 to review your landscape plan prior to the pre-application conference.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	8 1/2" x 11"	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1	18" x 24" min.	EXISTING TREE INVENTORY Please note that, while this item is not a listed requirement within the Zoning Ordinance, the Ordinance permits the Planning Commission to ask for additional documentation that they feel necessary to make an informed decision, and an existing tree inventory is always requested. You may contact Nancy Lee Trihey at (803) 545-3218 to review your tree inventory prior to the pre-application conference.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1	8 1/2" x 11"	

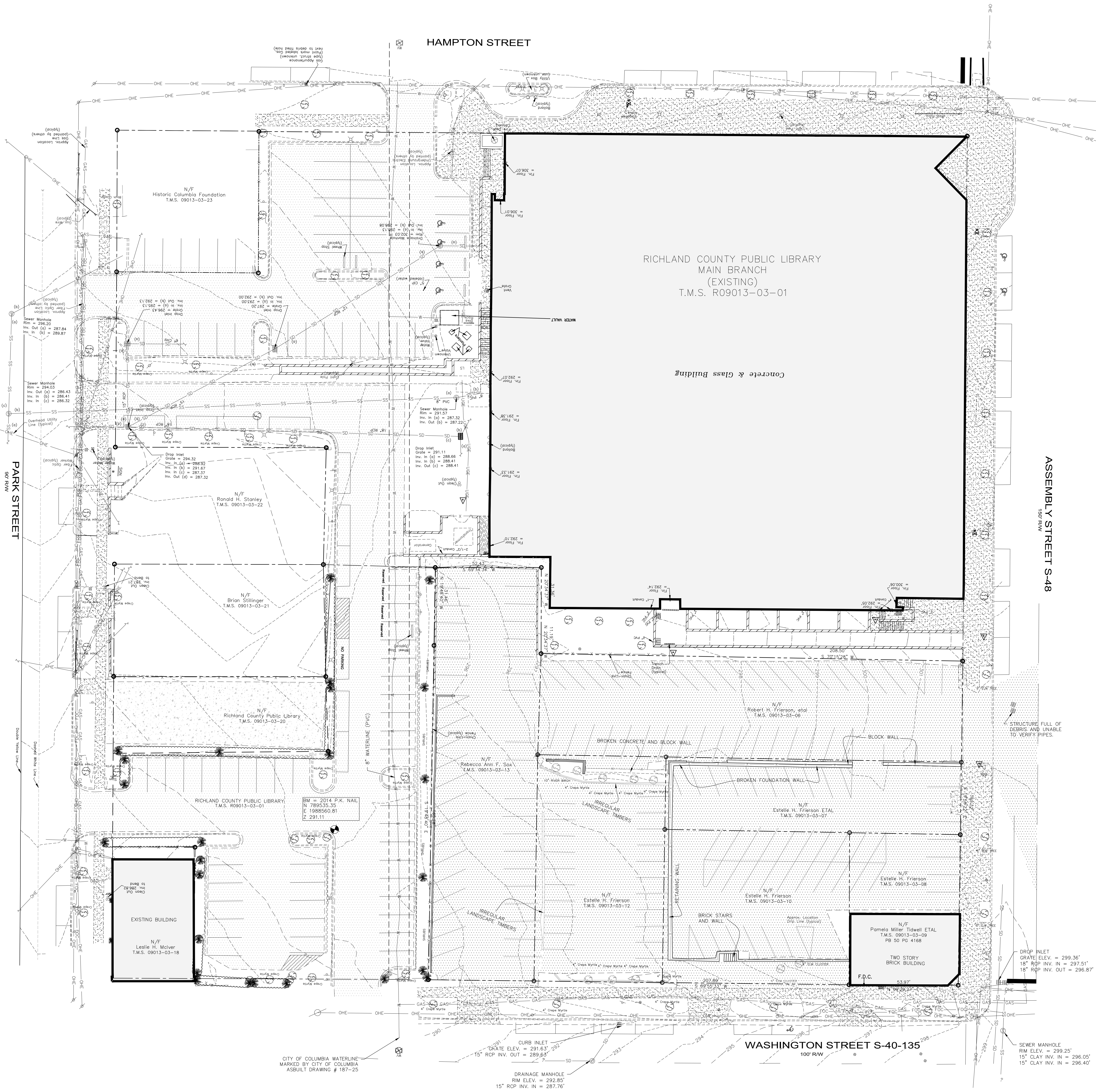
CONFIRMATION OF THE PROVISION OF REQUIRED INFORMATION AND APPEARANCE AT THE PLANNING COMMISSION

I, _____ (the named applicant above), hereby attest that I have provided to staff all information listed above and as required within §17-305 of the Zoning Ordinance of the City of Columbia. I understand that the Planning Commission reserves the right to require additional information that it deems reasonably appropriate. Further, I understand that my Application for Map Amendment will be on the Planning Commission's agenda for _____ (date of Planning Commission meeting **TO BE ENTERED BY STAFF**) and that I should attend. I understand that this meeting starts at 5:15 p.m. at the City Council Chambers, 1737 Main Street.

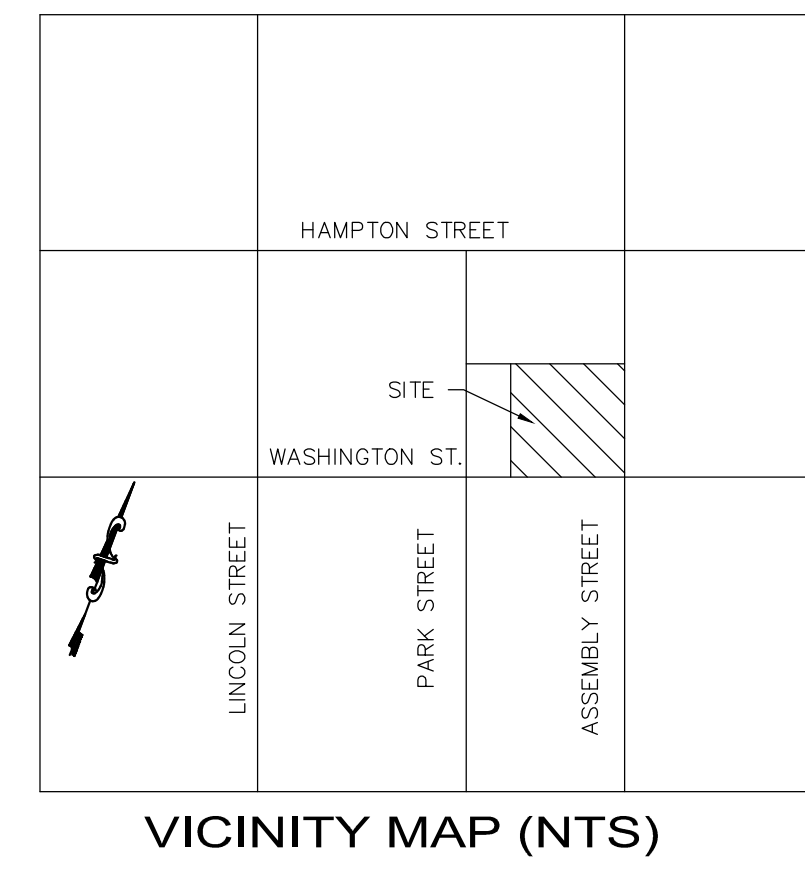
SIGNATURE of Named Applicant Above: _____

Date: _____

6/8/16



LEGEND	
EXISTING	DESCRIPTION
	BENCHMARK/CONTROL POINT
	PROPERTY LINE/RIGHT OF WAY BUILDING
	TREE
	LIGHT POLE
	BITUMINOUS SURFACE
	CONCRETE SURFACE
	CONC. CURB & GUTTER
	CONTOUR
	SPOT ELEVATION
	CHAIN LINK FENCE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	SANITARY SEWER LINE w/MANHOLE
	STORM DRAIN LINE w/STRUCTURE
	N/A
	KEY NOTE REFERENCE



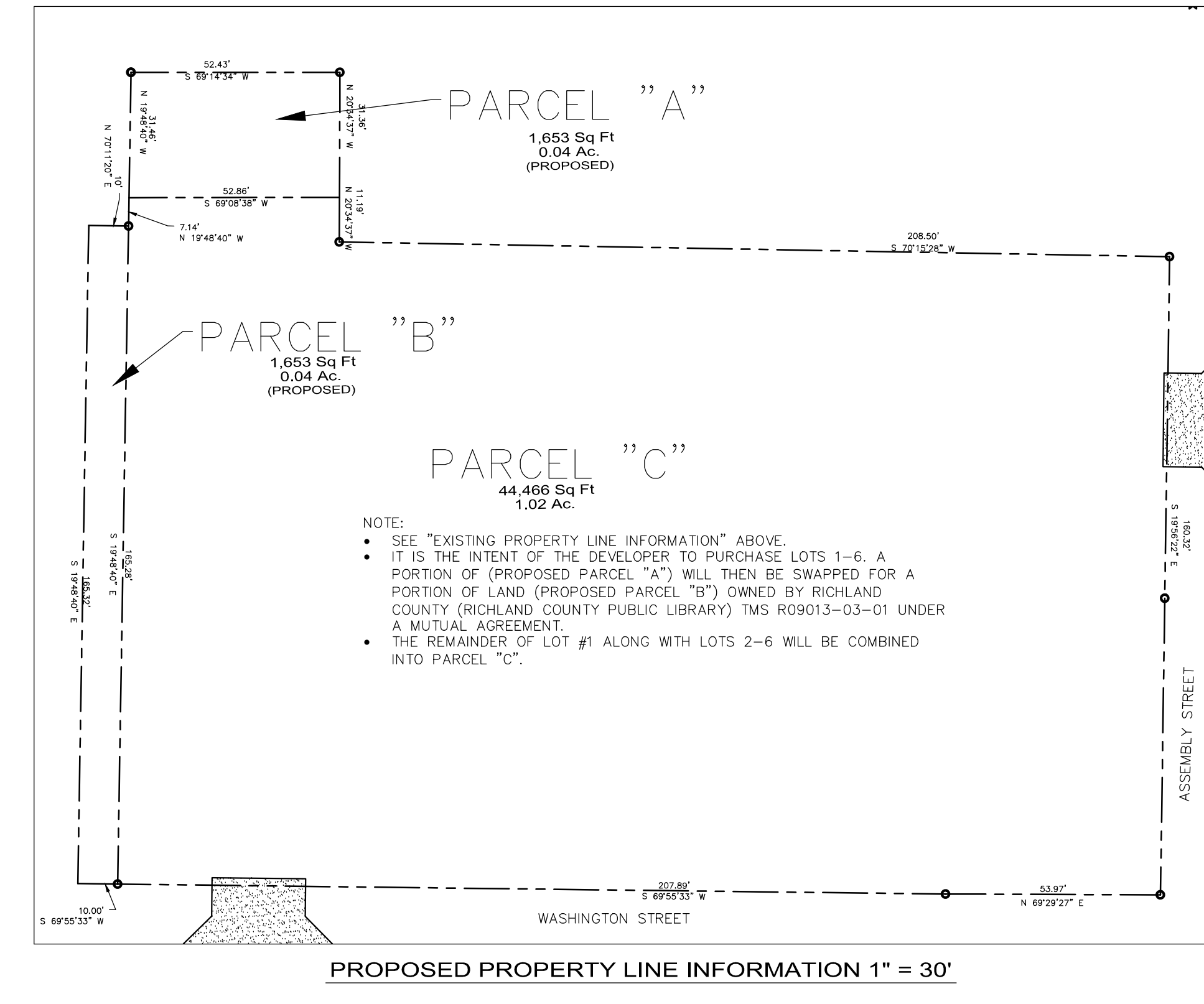
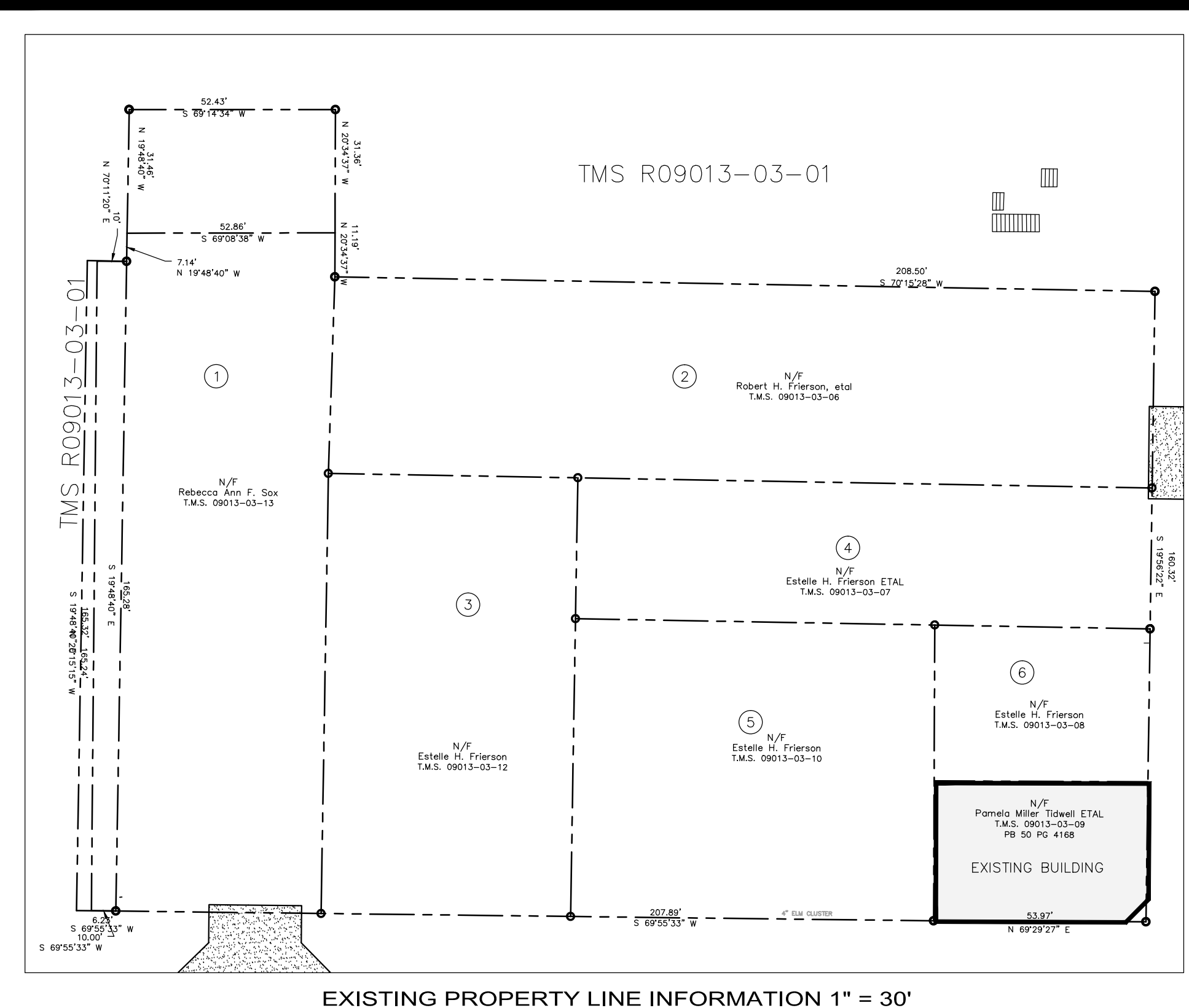
SURVEY INFORMATION	
	Benchmark
	Monitoring Well
	Geodetic Monument
	Bollard
	Drop Inlet
	Drainage Manhole
	Junction Box
	Sanitary Sewer Manhole
	Sanitary Cleanout
	Sanitary Sewer Valve
	Runway Light
	Light Pole
	Utility Pole
	Electric Manhole
	Telephone Manhole
	Telephone Pedestal
	Taxway Light
	Water Well
	Water Fountain
	Water Spigot
	Fire Hydrant
	Water Meter
	Water Valve
	Gas Valve
	Right of Way Mon.
	Aerial Target
	Sign
	Valve Unknown
	Moll Box
	Utility Manhole

General Notes:

- Easement locations shown are approximate.
- Boundary survey is based on existing physical evidence and existing conditions observed on date of survey.
- This survey was performed without the benefit of a title examination by an attorney.
- Property may be subject to recorded or unrecorded easements, restrictions and or right of way not observed.
- Individual power poles, guy wires and power lines may be subject to easements.
- RB = Rebar
IFF = Iron pin found
IPS = Iron pin set
CMS = Concrete monument found
CMF = Concrete monument set
RB/CAP = Rebar with cap
OT = Open top pipe
CT = Crimp top pipe
PK = Pk nail
- Locations of underground utilities not shown, are unknown.

References:

- Plat for Angeline Miller & Robert Miller, dated May 6, 1985, recorded in the Richland County R.M.C. in plat book 50 page 4168.
- Plat Richland County Public Library, dated Feb. 11, 1993, not recorded.



RBTODD CONSULTING ENGINEERS
1000 S. 29th St.
Tomball, TX 77375
Tel. 803.781.3142
Fax 803.781.3142
www.rbtodd.com

PROJECT NO. 11-11-15
DATE 05 APRIL 2012
DRAWING NO. C1.1A

PROJECT NAME 1401 Assembly

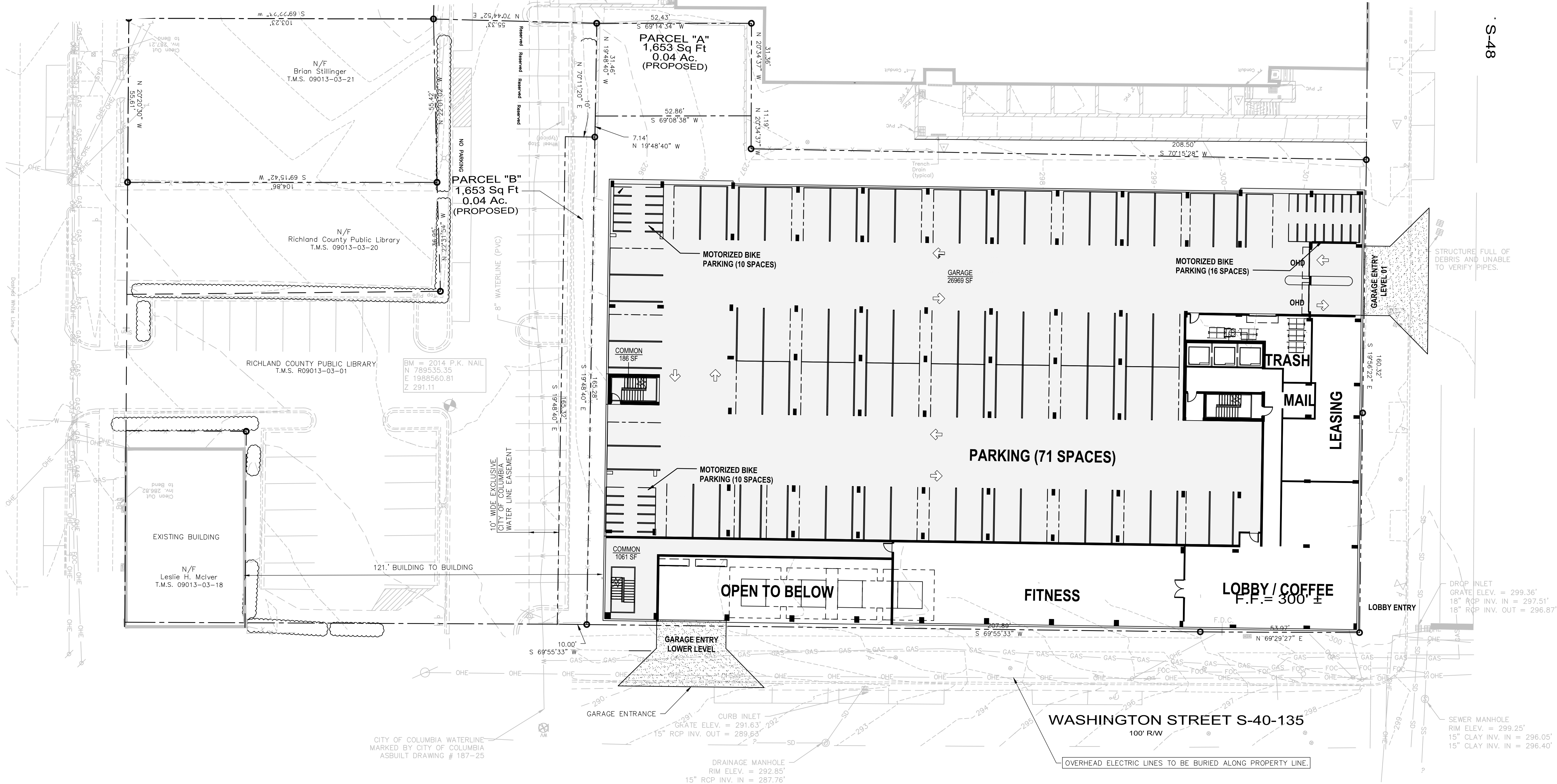
PROJECT TITLE EXISTING CONDITIONS PLAN

DRAWN BY MDP
CHECKED BY RBT
FILED 15-447

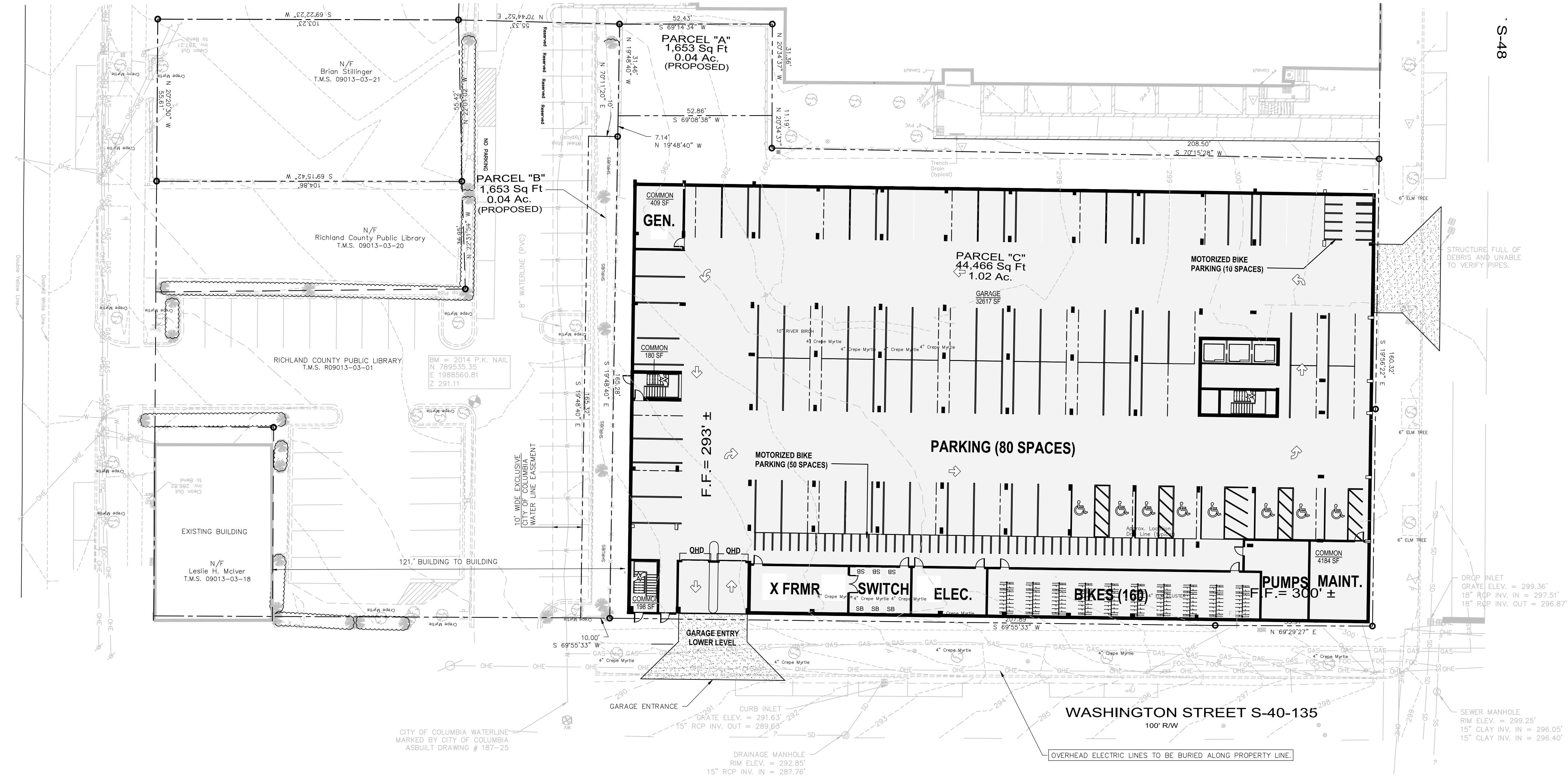
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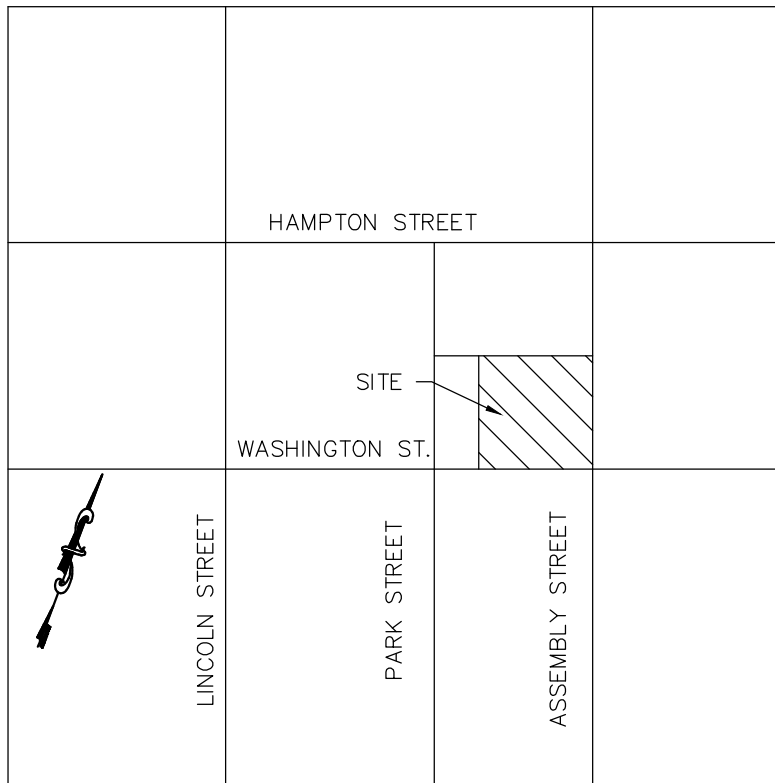
S:\PROJECTS\15447 THE EDGE DRAWINGS\CIVIL\160608\160608.DWG - 6/6/2016



1 THE EDGE - LEVEL 01 SITE PLAN



2 THE EDGE - LOWER LEVEL SITE PLAN



VICINITY MAP (NTS)

GENERAL NOTES

- TOPOGRAPHIC SURVEY WAS COMPLETED BY SURVEY ONE ON 9-30-2015. NO BOUNDARY OR TOPOGRAPHIC SURVEY WAS PERFORMED BY R.B. TODD CONSULTING ENGINEERS.
- APPLICANT INFORMATION: CLAYCO
35 EAST WACKER DRIVE
SUITE 1300
CHICAGO, IL 60601
PHONE NUMBER: 312-229-6448
- PROPERTY INFORMATION:
TMS: 09013-03-10, 09013-03-06 09013-03-12, 09013-03-13
TOTAL ACREAGE: 1.02 ACRES
ZONING: C-4
NUMBER OF UNITS: 604
DEVELOPMENT ADDRESS: 1401 ASSEMBLY STREET
SETBACKS: ZERO LOT LINE SETBACK
PARKING: GARAGE PARKING UNDER RESIDENTIAL STRUCTURE
0.25 SPACES/UNIT X 604 UNITS = 151 ON-SITE PARKING SPACES
SIGNAGE: ON BUILDING, NO SITE SIGNAGE
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 45079C0094H, DATED 2-20-2002, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

LEGEND

NEW	EXISTING	DESCRIPTION
N/A	⊕	BENCHMARK/CONTROL POINT
N/A	---	PROPERTY LINE/RIGHT OF WAY
N/A	---	BUILDING
N/A	⊙	TREE
N/A	---	CONTOUR
N/A	x (300.50)	SPOT ELEVATION
N/A	---	FIRE HYDRANT
N/A	⊗	LIGHT POLE
N/A	⊕	WATER VALVE
N/A	⊕	WATER METER
N/A	---	WATER MAIN/SERVICE
N/A	---	STORM DRAIN LINE w/STRUCTURE
N/A	---	SANITARY SEWER LINE w/MANHOLE
N/A	---	SANITARY SEWER CLEANOUT
N/A	---	CHAIN LINK FENCE

