



**PLANNING COMMISSION
SITE PLAN REVIEW
REVIEWING AGENCY COMMENTS**

**438 COLUMBIANA DRIVE
SOLARA INVESTMENTS, LLC
HOTEL**

August 4, 2014 at 5:15pm

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

Subject Property:	438 Columbiana Drive
TMS#:	TMS#05002-02-03
Zoning District:	PUD-C (Commercial Planned Unit Development)
Council District:	1
Proposal:	Request site plan approval to construct a +/- 50,000 sq. ft., 98 Room Hotel
Applicant:	Clarence S. Cipkala, Solara Investments, LLC
Proposed Use:	Hotel
Staff Recommendation:	Approval with staff comments.

Detail:	<p>This project entails the construction of a +/- 50,000 sq. ft., 98 room hotel on 1.73 acres within the Harbison PUD (Planned Unit Development). The required number of off-street parking spaces for this development is 98 (one per bedroom) whereas the applicant proposes to provide 99. The project must be reviewed and approved by the Harbison Group and is before the Planning Commission because it is located within a Planned Unit Development.</p> <p>The site plan largely meets requirements and the staff comments generally standard. 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	Recommend approval.
K. Brian Cook, Zoning Administrator	Recommend approval with conditions: 1. Written Harbison DDRC approval required.
Johnathan Chambers, Land Development Administrator	Recommend approval with conditions: 1. 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: 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

	<p>or may not be approved. These calculations should be submitted to the Engineering department as soon as possible.</p> <p>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.</p>
David Brewer, Traffic Engineering	Recommend approval.
David Koon, Fire Department	<p>Recommend approval with condition:</p> <ol style="list-style-type: none"> 1. The location of fire hydrants and fire department connections shall be approved by the Fire Code Official.
Sara Hollar, Forestry	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. All new landscaping and irrigation in the right-of-way must be maintained by the adjacent property owner in a manner that does not interfere with pedestrian and vehicular traffic. 2. Items placed in right-of-way on SCDOT owned roads will also require an encroachment permit from SCDOT. 3. Should the applicant desire to place trees in the ROW, species must be reviewed and approved by Forestry and Beautification prior to installation.
Tracy Mitchell, Stormwater	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. All state and local requirements must be met through the review process. 2. Needs to provide and obtain approval for the pre- vs. post-development hydrology analysis of the site. Needs to ensure that no new discharge points are created causing flooding/drainage concerns to adjacent property.
John Spade, Parking	Recommend approval.
Robert Sweatt, Street Division	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. Need more information on Storm Drain.
John Hooks, Solid Waste	Recommend approval.

Zoning Map

438 Columbiana Drive
TMS# 05002-02-03 Zoned PUD-LS

Department of Planning & Development Services

Legend

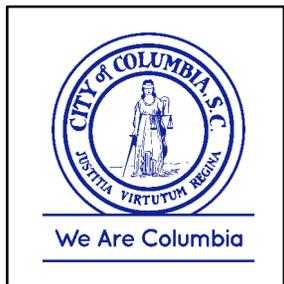
RAILROADS	CITY LIMITS
STREETS	PARCELS

D-1	MX-2
RS-1	C-1
RS-1A	C-2
RS-1B	C-3
RS-2	C-3A
RS-3	C-4
RD	C-5
RD-2	M-1
RG-1	M-2
RG-1A	PUD-C
RG-2	PUD-LS
RG-3	PUD-LS-E
UTD	PUD-LS-R
MX-1	PUD-R

ORIGINAL PREPARATION/DATE:
This map was prepared by:
S. W. Hudson, III
July 30, 2014



DISCLAIMER:
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Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

SUBJECT PARCEL



02/17/2013



City of Columbia

APPLICATION for

SITE PLAN/SUBDIVISION PLAT REVIEW

OFFICE USE ONLY: Date Received _____ By _____

1) APPLICANT (Please Print)

Name:	Clancy Cipkala	Company:	Solara Investments
Tel. #:	803-798-7979	Fax#:	803-731-1717
Mobile #:	803-315-1525	E-mail:	clancyinn@aol.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:	E side Columbiana Drive +/- 200' S of Columbia Avenue		
TMS#:	05002-02-03	Total Acreage:	1.73 ac.
Current Use:	Vacant	Proposed Use:	Hotel
Current Zoning:	PUD-C		
Number of Lots and/or Units:	98 rooms	Total Sq. Ft.	+/- 49,152

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

Construction of a four-story, 98 room hotel with related improvements and parking

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

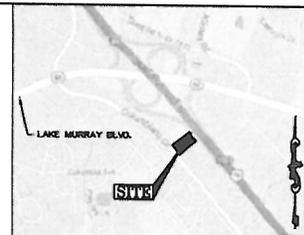
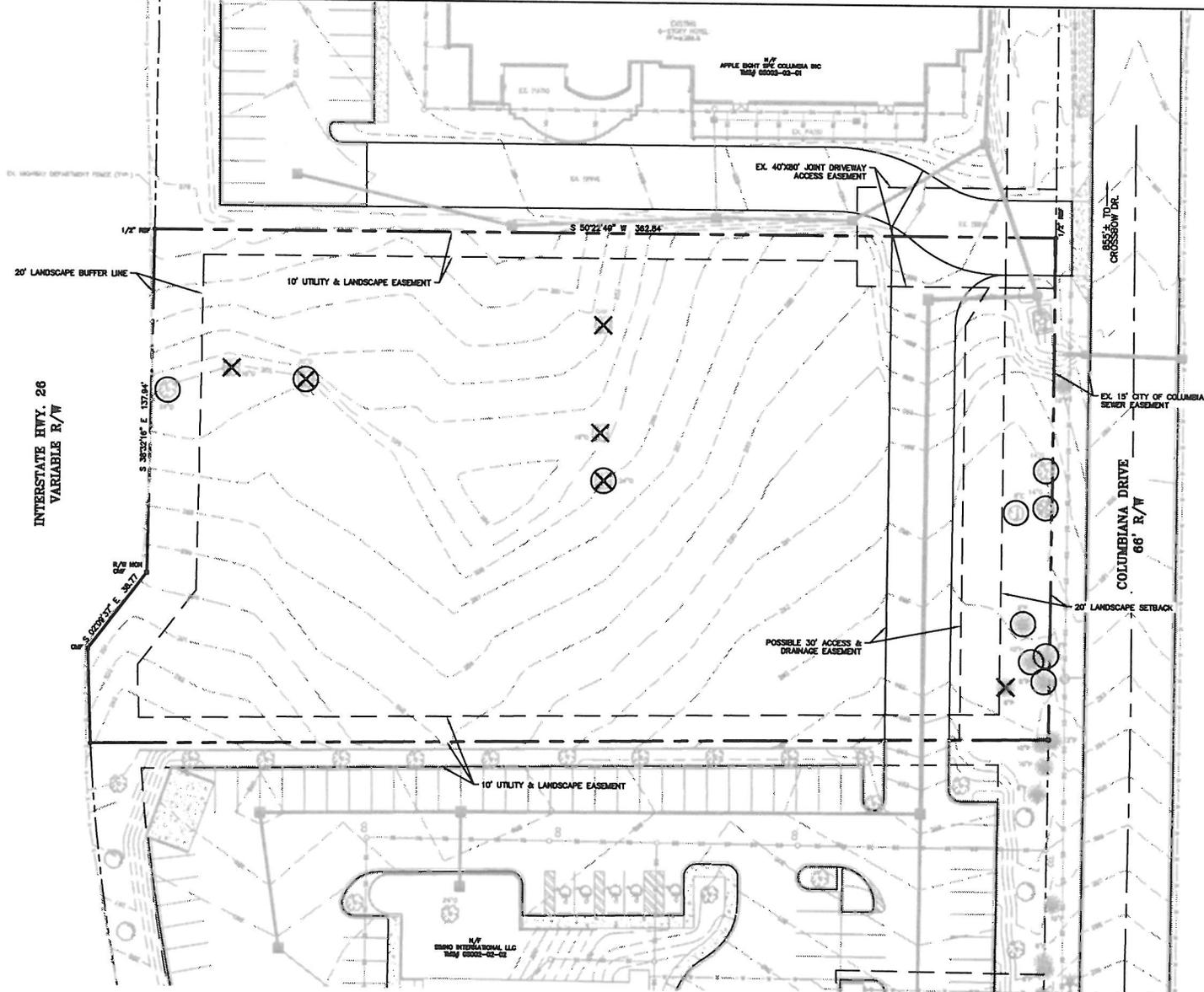
Please refer to the Checklist for Site Plan Review for materials required for submittal with this application

6) SIGNATURE

Applicant Signature:	
Print Name:	Clarence S. Cipkala
Date:	7/8/14

PC Date: _____

Action: _____



VICINITY MAP
SCALE: 1"=1000'

- NOTES:**
1. BOUNDARY AND TOPOGRAPHIC INFORMATION PREPARED BY ASSOCIATED G&S IN DIGITAL FORMAT. SUPPLEMENTAL INFORMATION TAKEN FROM CONSTRUCTION DRAWINGS FOR STATE HYDRO APPROVE STEADHOUSE AND CONSTRUCTION DRAWINGS FOR RESORT HOSPITALITY GROUP, INC. PREPARED BY HERITAGE ENGINEERING AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 2. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL (MSL) DATUM.

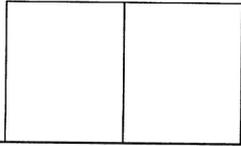
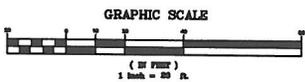
LEGEND

- EX. TREE TO BE PRESERVED (TYP.)
- EX. TREE TO BE REMOVED (TYP.)
- EX. GRAND TREE TO BE REMOVED AND MITIGATION PROVIDED (TYP.)

LOT SUMMARY
 AREA = 21.73 ACRES
 ZONING = PD-C
 CURRENT ZONING = PD-C

DEVELOPER
 CLANCY OSKALA
 SOLARA INVESTMENTS
 944 LAKE MURRAY BLVD
 IRMO, SC 29053
 (803) 798-7978

PROJECT No. 14047



HERITAGE

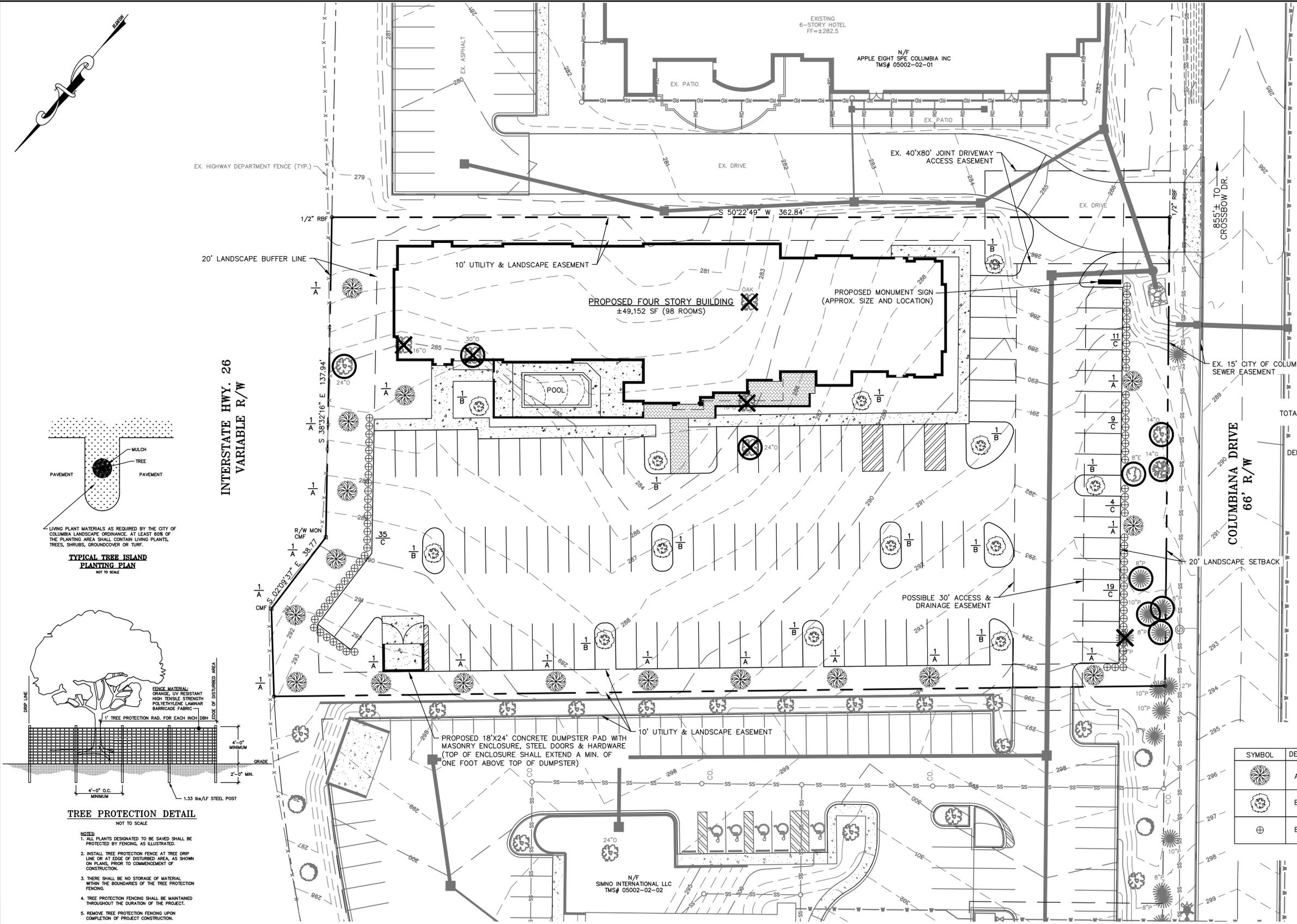
10710 WILSON BLVD. • P.O. BOX 808 • MYRTLEWOOD, S.C. 29516
 (800) 714-0028 OFFICE • (800) 714-0020 FAX

NO.	DATE	DESCRIPTION

EXISTING SITE PLAN

PREPARED FOR
SOLARA INVESTMENTS
 BY THE CITY OF COLUMBIA, HANCOCK, HIGHLAND COUNTY, SOUTH CAROLINA

DATE: JULY 7, 2014 SCALE: 1" = 20' SHEET C1 OF 3



- LANDSCAPE NOTES:**
1. THE LANDSCAPE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM CAPABLE OF SUPPORTING THE INDICATED PLANTINGS.
 2. ALL DISTURBED AREAS NOT INDICATED TO BE LANDSCAPED SHALL BE GRASSED.
 3. ALL PLANTING BEDS SHALL BE MULCHED WITH A 3 INCH LAYER OF CLEAN PINE STRAW.
 4. ALL PLANTING BEDS SHALL BE RAKED SMOOTH AND CLEARED OF ROCKS, AND OTHER DEBRIS PRIOR TO PLACING MULCH.
 5. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
 6. NO HYDROSEEDING SHALL OVER SPRAY THE PLANTING BEDS.
 7. THE LANDSCAPING CONTRACTOR MUST BE BONDED AND MUST PROVIDE A ONE YEAR WARRANTY ON LANDSCAPING AND THE IRRIGATION SYSTEM.
 8. ALL PLANTING AREAS SHALL BE MECHANICALLY IRRIGATED.

VEHICLE SURFACE AREA TREE SUMMARY
 TOTAL V.S.A. TREES REQUIRED = ±36,022 SF @ 1 TREE/3,200 SF = 12 TREES
 TOTAL V.S.A. TREES PROVIDED = 12 TREES

TREE SUMMARY
 DENSITY FACTOR FOR SITE = 1.73 ACRES @ 30 UNITS/ACRE = 51.9 UNITS
 24" OAK REMOVED = 18.6 UNITS
 30" OAK REMOVED = 29.4 UNITS
 TOTAL REQUIRED DENSITY FACTOR = 99.9 UNITS
 PROPOSED PLANTINGS PROVIDED = 60 UNITS
 EXISTING UNITS PROVIDED ALONG COLUMBIANA DRIVE = 21.8 UNITS
 EXISTING UNITS FROM 24" OAK = 18.6 UNITS
 TOTAL DFS PROPOSED = 100.4 UNITS

- LEGEND**
- EX. TREE TO BE PRESERVED (TYP.)
 - EX. TREE TO BE REMOVED (TYP.)
 - EX. GRAND TREE TO BE REMOVED AND MITIGATION PROVIDED (TYP.)

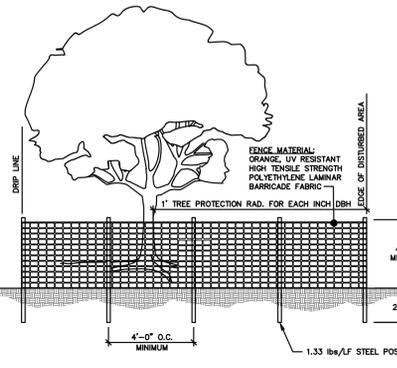
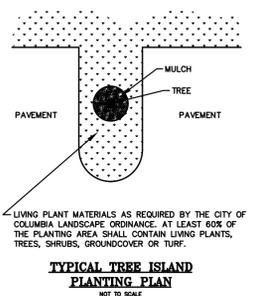
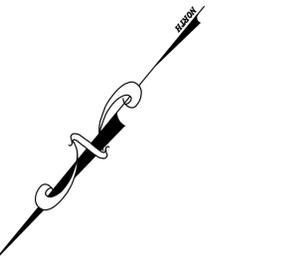
TREE AND PLANT SCHEDULE

SYMBOL	DES.	NUMBER	SPECIES	SIZE (MIN.)	SPACING
	A	17 EA.	WILLOW OAK (LARGE TREE)	4" CAL. 10' HEIGHT	AS SHOWN
	B	13 EA.	AMERICAN ELM (HEAT-TOLERANT CULTIVAR) (LARGE TREE)	4" CAL. 10' HEIGHT	AS SHOWN
	E	78 EA.	DWARF YAUPON (SHRUB)	3 GAL. 18" HEIGHT	3.5' O.C.

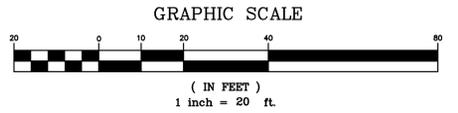
LOT SUMMARY
 AREA = ±1.73 ACRES
 TMS# 05002-02-03
 CURRENT ZONING = PUD-C

DEVELOPER
 CLANCY CIPKALA
 SOLARA INVESTMENTS
 944 LAKE MURRAY BLVD
 IRMO, SC 29063
 (803) 798-7979

PROJECT No. 14047



- NOTES:**
1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
 2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 3. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
 4. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
 5. REMOVE TREE PROTECTION FENCING UPON COMPLETION OF PROJECT CONSTRUCTION.



HERITAGE ENGINEERING INC.

10719 WILSON BLVD. • P.O. BOX 923 • BLYTHEWOOD, S.C. 29016
 (803) 714-9832 OFFICE • (803) 714-0060 FAX

REVISIONS

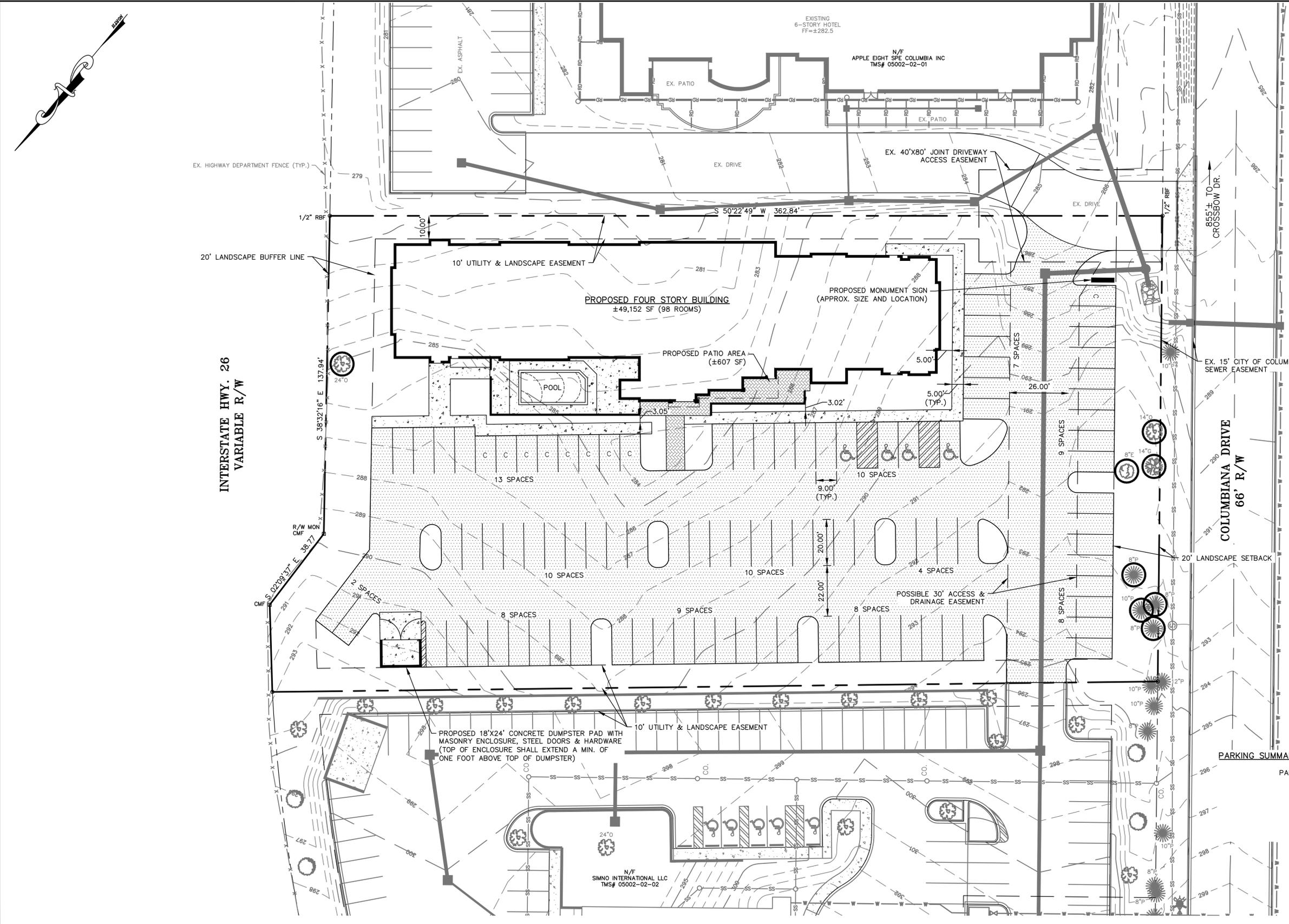
NO.	DATE	DESCRIPTION
1	7/29/2014	ADD ISLAND PER CITY

LANDSCAPING PLAN

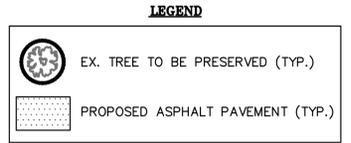
PREPARED FOR
SOLARA INVESTMENTS

IN THE CITY OF COLUMBIA, HARBISON, RICHLAND COUNTY, SOUTH CAROLINA

DATE: JULY 7, 2014 SCALE: 1" = 20' SHEET C3 OF 3



NOTES
 1. BOUNDARY AND TOPOGRAPHIC INFORMATION PREPARED BY ASSOCIATED E&S IN DIGITAL FORMAT, SUPPLEMENTAL INFORMATION TAKEN FROM CONSTRUCTION DRAWINGS FOR MIYABI KYOTO JAPANESE STEAKHOUSE AND CONSTRUCTION DRAWINGS FOR NEWPORT HOSPITALITY GROUP, INC., PREPARED BY HERITAGE ENGINEERING, AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 2. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL (MSL) DATUM.



PARKING SUMMARY FOR PROPOSED FOUR STORY ±49,152 SF (98 ROOM) HOTEL

PARKING SPACES REQ'D = 1 SPACE PER ROOM = 98 SPACES

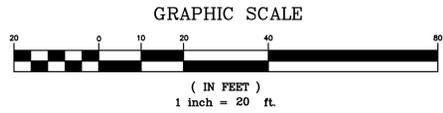
STANDARD SPACES PROVIDED = 85 SPACES
 COMPACT SPACES PROVIDED = 9 SPACES
 ACCESSIBLE SPACES PROVIDED = 4 SPACES

TOTAL PARKING SPACES PROVIDED = 98 SPACES
 (PERCENTAGE OF COMPACT SPACES = 9%)

LOT SUMMARY
 AREA = ±1.73 ACRES
 TMS# 05002-02-03
 CURRENT ZONING = PUD-C

DEVELOPER
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 SOLARA INVESTMENTS
 944 LAKE MURRAY BLVD
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 (803) 798-7979

PROJECT No. 14047



HERITAGE
 ENGINEERING INC.

10719 WILSON BLVD. • P.O. BOX 923 • BLYTHEWOOD, S.C. 29016
 (803) 714-9832 OFFICE • (803) 714-0060 FAX

NO.	DATE	DESCRIPTION
1	7/29/2014	ADD ISLAND PER CITY

SITE DEVELOPMENT PLAN

PREPARED FOR
SOLARA INVESTMENTS

IN THE CITY OF COLUMBIA, HARBISON, RICHLAND COUNTY, SOUTH CAROLINA

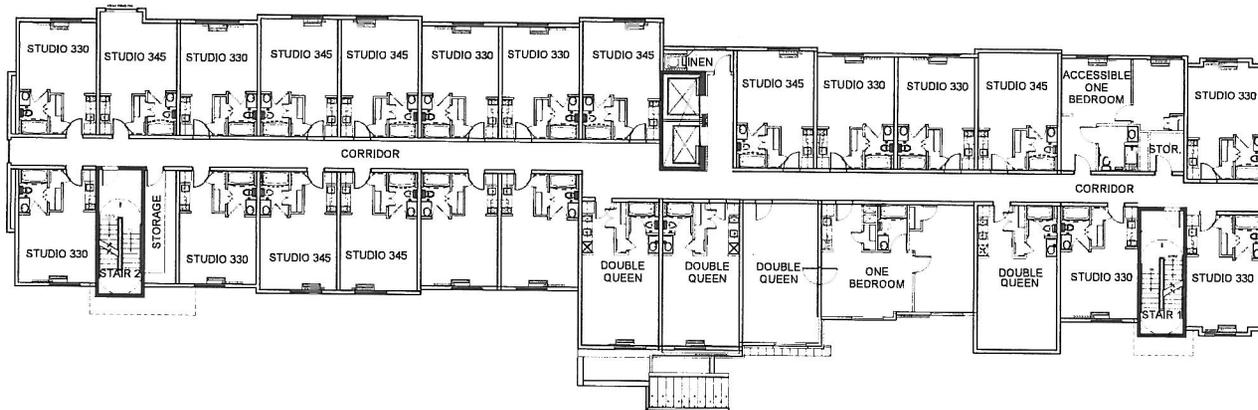
DATE: JULY 7, 2014 SCALE: 1" = 20' SHEET C2 OF 3

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- 13 - Studio 330
- 8 - Studio 345
- 4 - Double Queen
- 1 - One Bedroom
- 1 - Acc. One Bedroom

27 ROOM TOTALS - 2ND Floor

+/- 12,121 +/-SQ FT.



2 SECOND FLOOR PLAN

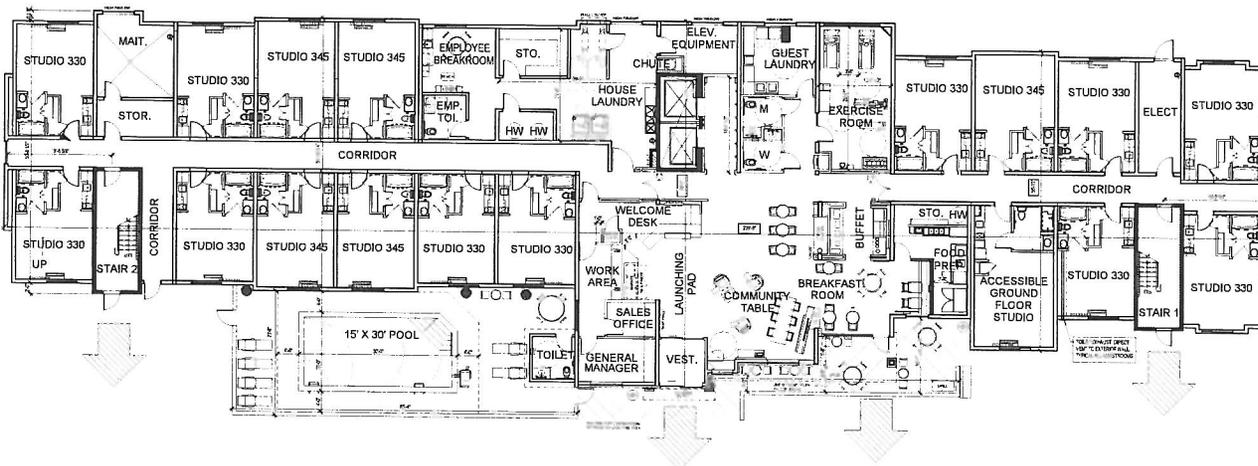
3/32" = 1'-0"

- 11 - STUDIO 330
- 5 - STUDIO 345
- 1 - ACC. GROUND FLOOR STUDIO
- 17 - ROOMS TOTAL - GROUND FLOOR

+/- 12,789 SQ FT.

- 27 ROOMS - 4TH Floor
- 27 ROOMS - 3RD Floor
- 27 ROOMS - 2ND Floor
- 17 - ROOMS - GROUND FLOOR
- 98 ROOMS TOTAL

+/- 49,152 +/- SQ. FT. TOTAL BLDG.



1 FIRST FLOOR PLAN

3/32" = 1'-0"

FORTIS
ARCHITECTURE, LLC
3620 SUDBURY ROAD
CHARLOTTE, N. C. 28205
PHONE 704.706.6977
EMAIL ARCHITECTO@FIVE.COM

PRELIMINARY
NOT FOR CONSTRUCTION

SOLARA
INVESTMENTS
111 STONEMARK LANE
COLUMBIA, SC 29210
PHONE 704.252.6791

TownePlace
SUITES®
Marriott

TOWNEPLACE SUITES BY MARRIOTT
COLUMBIANA DRIVE
COLUMBIA, SC 29212

NO.	DATE	DESCRIPTION	BY
1	07.07.14	ORAS COMMENTS	7.7.14

1ST AND 2ND
FLOOR PLAN

DATE PLOTTED: 07.07.14
14-12P

A1.1

