



We Are Columbia

**PLANNING COMMISSION
SITE PLAN REVIEW CASE SUMMARY**

**617 VILLAGE AT RIVER'S EDGE,
+/- 28 ACRES AT RAWL STREET, ASPINWALL ROAD, MCQUEEN STREET, PEARL
STREET, VALKILL COURT, MCRAE STREET, AND GIBSON STREET
MULTI-FAMILY RESIDENTIAL**

February 2, 2015 at 5:15pm

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

Subject Property:	617 Village at River's Edge, +/- 28 Acres at Rawl Street, Aspinwall Road, Mcqueen Street, Pearl Street, Valkill Court, Mcrae Street, and Gibson Street
TMS#:	TMS#09103-02-01; 09104-01-06; 09104-12-01 through -06; 09104-13-01 and -02; 09104-14-01 through -21; 09104-15-01 through -10; 09104-16-01 through -16; and 09201-01-17 through -22
Zoning District:	PUD-R (Planned Unit Development – Residential)
Council District:	1
Proposal:	Request site plan approval to construct 5 additional multi-family residential units (124-units proposed whereas 119 previously approved)
Applicant:	Michelle Koch, VRE II LLC
Proposed Use:	Multi-Family Residential
Staff Recommendation:	Approval with staff comments.

Detail:	<p>The site plan for this project was approved by the Planning Commission on January 16, 2014 and consisted of 119 residential units. The current plan is to add 5 additional units for a total of 124 units which under Section 17-581 of the Zoning Ordinance requires Planning Commission approval.</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>
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CITY AGENCY COMMENTS FOR SITE PLAN REVIEW

John Fellows, Planning	Recommend approval.
K. Brian Cook, Zoning Administrator	Recommend approval.
Johnathan Chambers, Land Development Administrator	Recommend approval with condition: 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. 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.
David Brewer, Traffic Engineering	Recommend approval with condition: 1. Due to width of roadways, recommend on-street parking be prohibited to maintain emergency vehicle access.
David Koon, Fire Department	Recommend approval.
Sara Hollar, Forestry	Recommend approval with condition: 1. Landscaping to be installed within the ROW to be approved by Forestry and Beautification Trees prior to installation.
Tracy Mitchell, Stormwater	Recommend approval.
John Spade, Parking	Recommend approval. While parking meets minimum standards set by codes, there is virtually no parking for visitors or families with children or driving age.
Robert Sweatt, Street Division	Recommend approval with condition: 1. Sidewalk cross slope at driveways meet the 2% ADA requirements.
John Hooks, Solid Waste	Recommend approval.
Scott Holder, Landscaping	Recommend approval.

Zoning Map

Village at River's Edge, +/- 28 acres

Department of Planning & Development Services

Legend

RAILROADS	CITY LIMITS
STREETS	PARCELS

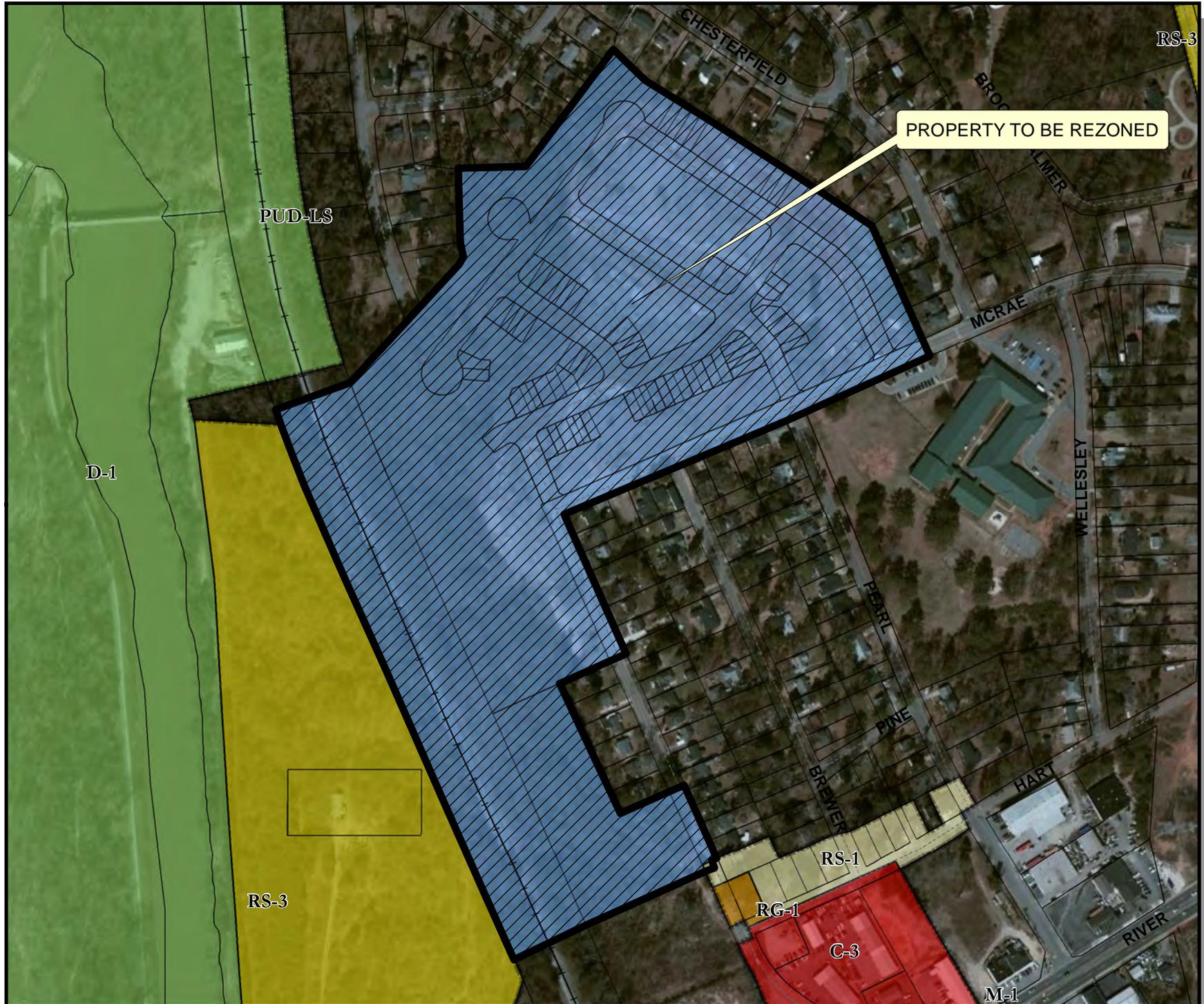
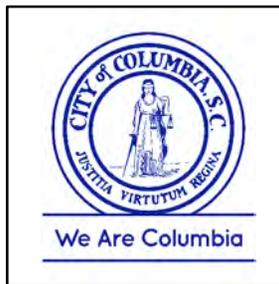
D-1	MX-2
RS-1	C-1
RS-1A	C-2
RS-1B	C-3
RS-2	C-3A
RS-3	C-4
RD	C-5
RD-2	M-1
RG-1	M-2
RG-1A	PUD-C
RG-2	PUD-LS
RG-3	PUD-LS-E
UTD	PUD-LS-R
MX-1	PUD-R

Proposed Rezoning

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



DISCLAIMER:
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION





City of Columbia

APPLICATION for

SITE PLAN/SUBDIVISION PLAT REVIEW

OFFICE USE ONLY: Date Received _____ By _____

1) APPLICANT (Please Print)

Name:	Michelle Koch	Company:	VRE II LLC
Tel. #:		Fax#:	
Mobile #:	(763) 229-0879	E-mail:	mkoach@chamireholdings.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:	617 Rawl Street		Total Acreage:	10.71
TMS#:	R09104-01-06		Proposed Use:	Multi-Family Residential
Current Use:	Multi-Family Residential			
Current Zoning:	PDD			
Number of Lots and/or Units:	124	Total Sq. Ft.		

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

See attached Existing Site Plan and Proposed Site Plan

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:	Michelle Koch
Date:	1-6-15

PC Date: _____ Action: _____



January 26, 2015

K Brian Cook
Zoning Administrator City of Columbia
1136 Washington Street
Columbia, SC 29201

Sent via: kbcook@columbiasc.net

Re: Village at Rivers Edge
Responses to Reviewing Agency Comments

Dear Mr. Cook;

I have received the reviewing agency comments resulting from the January 5, 2015 planning commission site plan review and offer the following responses:

Reviewer: Jonathan Chambers; Land Development Administrator

Comment: 1. City and State Encroachment permits will be required for work being conducted within the ROW.

Response: Will comply. Since the roads within the development have been accepted by the City we will need to do an encroachment permit application for all of the driveways and additional service connections.

Reviewer: Scott Rogers; Utilities

Comment: 1. Any needed upgrade, extension or relocation of City utilities must be provided by the developer.

Response: The comment is noted but at this time there are no plans to do any upgrades, extensions or relocations.

Comment: 2. Any privately owned/maintained utilities or permanent structures cannot be located inside exclusive City of Columbia utility easements.

Response: Will comply. Will add note to drawings.

Comment: 3. Water mains, sewer mains, water meters that are 4" or larger or any privately maintained utilities will not be allowed inside the 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 is strongly encouraged.

Response: Will comply. Will add note to drawings.

Reviewer: David Brewer; Traffic Engineering

Comment: 1. Due to width of roadways, recommend on-street parking be prohibited to maintain emergency vehicle access.

Response: Off street parking requirements have been met per the applicable zoning. For the safety of the development additional signage may be recommended. Will discuss with developer.

Reviewer: Sara Hollar; Forestry

Comment: 1. Landscaping to be installed within the ROW to be approved by Forestry and Beautification prior to installation.

Response: Will comply. Will add note to drawings.

Reviewer: John Spade; Parking

Comment: 1 While parking meets minimum standards set by codes, there is virtually no parking for visitors of families with children of driving age.

Response: The comment is duly noted.



Reviewer: Robert Sweatt; Street Division

Comment: 1. Sidewalk cross slope at driveways meet the 2% ADA requirements.

Response: Will comply. Will add note to drawings.

We appreciate the reviewing agency's input and look forward to working with everyone in successfully completing this project. Please feel free to call if you have any questions.

Sincerely,
Chao and Associates, Inc.



Gerald A. Lee, PE
Director of Civil Engineering

Cc: Michelle Koch