



**PLANNING COMMISSION
SITE PLAN REVIEW
CASE SUMMARY**

**875 CATAWBA STREET
MIXED-USE APARTMENTS
BET INVESTMENTS**

November 7, 2016 at 5:15pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property:	875 Catawba Street
TMS#:	08913-05-03 and 08913-05-05
Zoning District:	M-2, -PD (Heavy Industrial within the Planned Development Overlay District)
Council District:	2
Proposal:	Request site plan approval for the construction of a ±113,000 sq. ft., 141-unit, mixed-use apartment building.
Applicant:	BET Investments
Proposed Use:	Apartments/Mixed-Use
Staff Recommendation:	Approval with staff comments.

Detail:	<p>This project entails demolition of a commercial building and the construction of a ± 113,000 sq. ft., 4-story, multi-family building on 1.88 acres. The proposed multi-family building consists of 141-units (21-three, 12-two, 63-one, and 45-studio), parking garage and ±5,000 sq. ft. of retail space. The required number of parking spaces for this development is 282 (243 for multi-family and 39 for restaurant use) whereas the applicant proposes to provide 161 parking spaces through a combination of garage and off-street. The applicant also plans to install 17 on-street parking spaces within the Catawba and Lincoln Street ROW.</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 REVIEWING AGENCY COMMENTS

John Fellows, Planning	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. Planning is requesting revised drawings addressing the following comments: 2. Lincoln Street – Cross Section continue to work with staff regarding details during the permanent encroachment process. 3. Bike Parking: Interior Bike parking needs to have a clear and direct path from the enclosed space to the cycle track on Lincoln. 4. Bike parking exterior: Planning recommends more than the proposed 20 spaces. 5. Railroad Crossing: Staff has noted in the traffic study that no additional modification to the RR crossing are necessary, however the report focuses on vehicles and not pedestrians and bikes. Given the proximity to USC and venues to the north with 157 units there would be significant
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	<p>increase in bike and pedestrian crossings. Staff recommends that the traffic study include analysis of traffic volumes of pedestrians and bikes and determine what improvements should occur over the RR crossing. The addition of sidewalks and bike facilities will need to be a part of the analysis.</p> <ol style="list-style-type: none"> 6. All new driveways shall be designed to have a curb ramp and a continuous sidewalk. Sidewalks going to the north shall require alignment to existing sidewalks beyond the parcel line. Sidewalks to the west on Catawba shall extend past the sidewalk and position itself for further extension. 7. Crosswalks will need to be provided if not currently at the intersection of Catawba and Lincoln. High visibility crosswalks (continental) will need to be provided. 8. Modifications to City Street lighting system will need to occur; such lighting shall also be added along Catawba.
K. Brian Cook, Zoning Administrator	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. Must obtain special exception to establish the use in the Planned Development Overlay District and Must obtain setback and parking variance. 2. Failure to obtain the necessary special exception and variance requests, voids this conditional approval.
Johnathan Chambers, Land Development Administrator	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. City and State Encroachment permits will be required for work being conducted within the ROW. 2. TMS#08913-05-03 and 08913-05-05 to be consolidated into one lot prior to the issuance of any permits.
Jerry Thompson, Building Official	<p>Recommend approval with condition:</p> <ol style="list-style-type: none"> 1. Must comply with all applicable building codes.
Scott Rogers, Utilities	<p>Recommend approval with conditions:</p> <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 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. 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.
David Brewer, Traffic Engineering	Recommend approval.
Kris Scott, Fire Department	Recommend approval.
Sara Hollar, Forestry	<p>Recommend approval with condition:</p> <ol style="list-style-type: none"> 1. The existing trees in the Lincoln Street right of way cannot be removed. They must be preserved and protected with fencing during the construction to keep all people, equipment and material out of the root zone. 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 vehicular and pedestrian traffic.

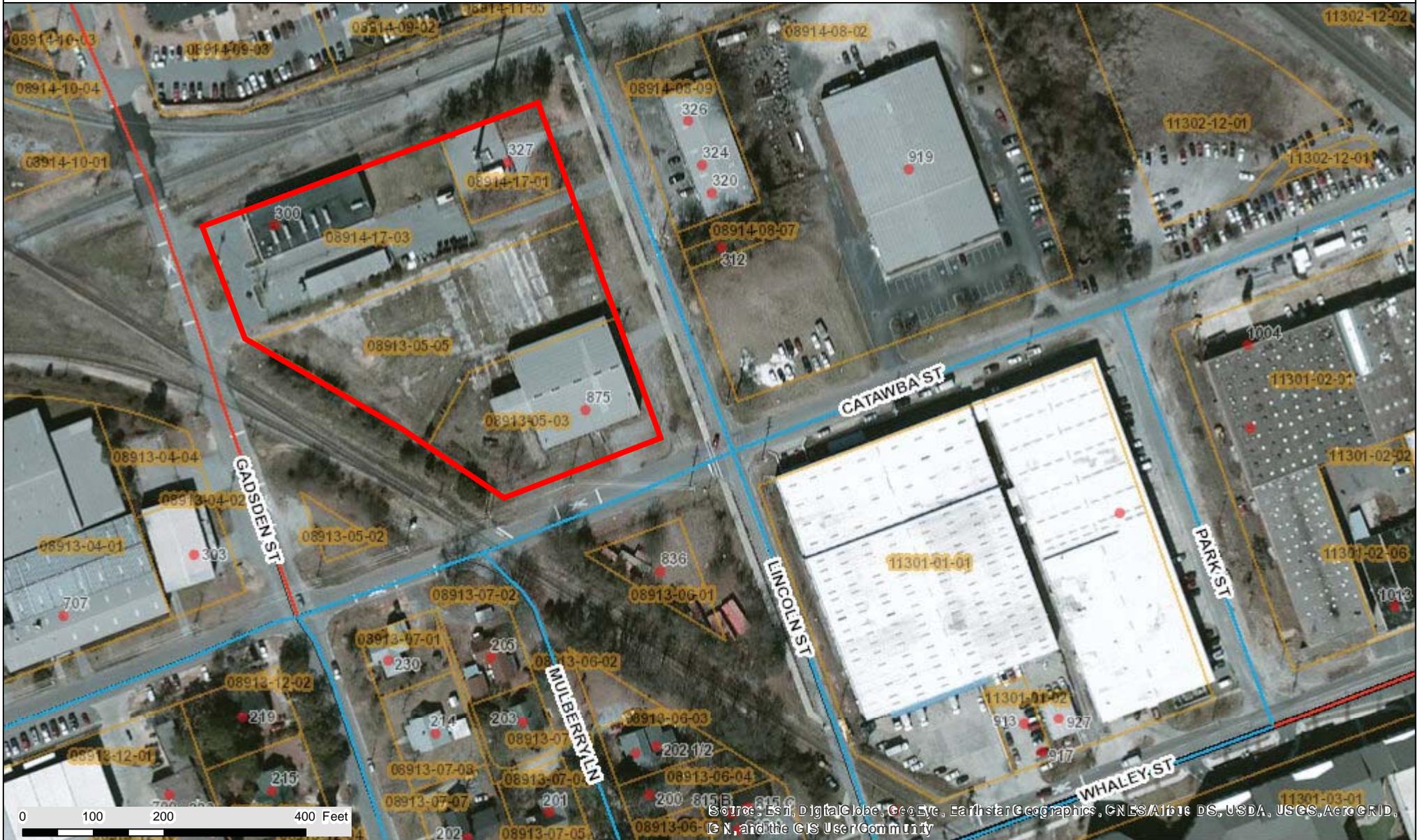
Mike Jaspers, Stormwater	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. All City, state and federal land disturbance regulations must be followed, as applicable. 2. Since the property is believed to have contamination in subsurface soils, it is anticipated that DHEC or EPA will be responsible for overseeing the potential assessment/cleanup. A consultant may be the onsite representative with respect to the existing subsurface contamination. If land disturbance requirements and subsurface cleanup requirements overlap, the more stringent requirement should be used. This is expected to apply primarily to sediment control, and it is expected that subsurface cleanup requirements will generally be more stringent than land disturbance requirements. City stormwater compliance/enforcement personnel may defer to DHEC or EPA if any issues arise with the overlapping of these requirements.
David Knoche, Parking	Recommend approval.
Robert Sweatt, Street Division	Recommend approval.
John Hooks, Solid Waste	Recommend approval.
Scott Holder, Landscaping	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. Detailed landscape plan to be provided. 2. Tree survey to be provided. Credit for existing trees will only be given for existing trees shown on a tree survey. 3. Remaining tree credits to be allocated to the tree fund.

City of Columbia

875 Catawba St. - Site Plan Review



Friday, November 04, 2016



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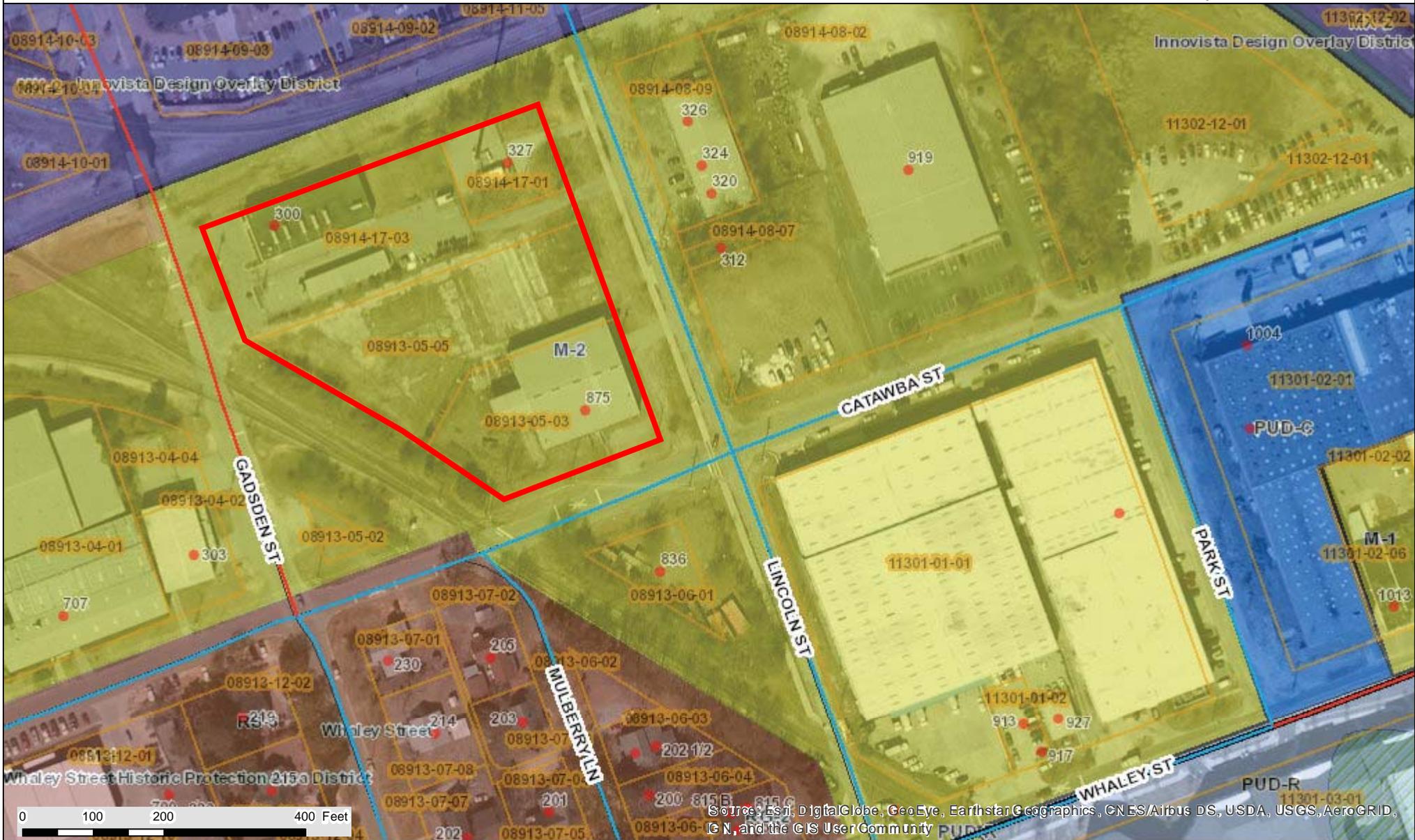


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City of Columbia

APPLICATION for

SITE PLAN/SUBDIVISION PLAT REVIEW

OFFICE USE ONLY: Date Received _____ By _____

1) APPLICANT (Please Print)

Name:	Brad Brown	Company:	BET Investments
Tel. #:	(614) 224-4170	Fax#:	
Mobile #:	(614) 808-5017	E-mail:	bbrown@betinvestments.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:	800 Catawba Street, Columbia SC		
TMS#:	R08913-05-03, R08913-05-05	Total Acreage:	1.88
Current Use:	Warehouse	Proposed Use:	Mixed use apartment community
Current Zoning:	M-2, -PD (Heavy Industrial District in the planned development overlay)		
Number of Lots and/or Units:	141	Total Sq. Ft.	113,000

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

Develop a mixed use community with 4825 sq. ft. of first floor retail space and 141 apartments, consisting of 45 studio, 63 one bedroom, 12 two bedroom and 21 three bedroom apartments.

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:	Brad Brown
Date:	10/6/16

PC Date: _____

Action: _____



1 Proposed Site Plan / Ground Floor
1" = 40'-0"



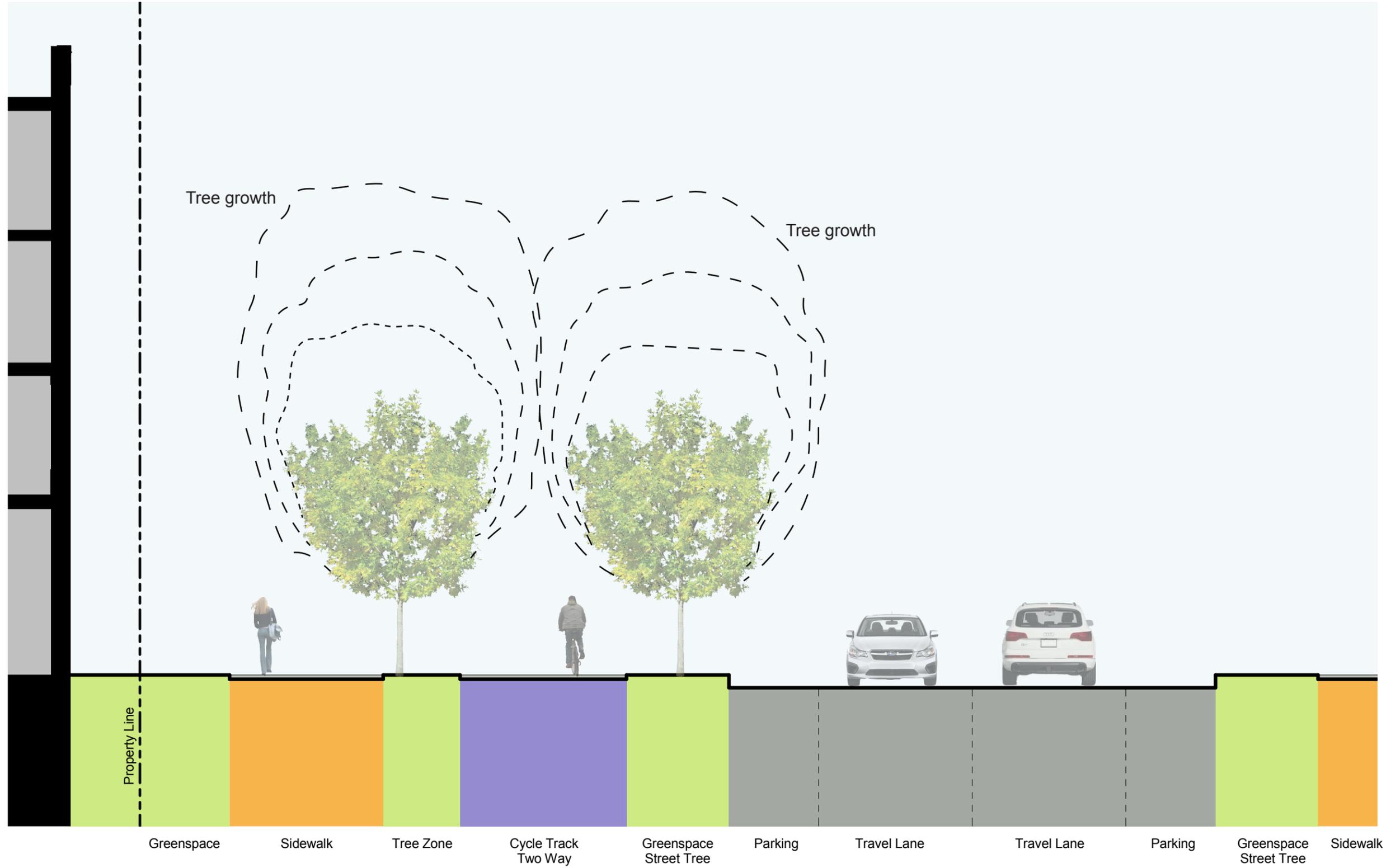
PARKING SPACES = 178
 3 ADA
 17 STREET
 40 COMPACT

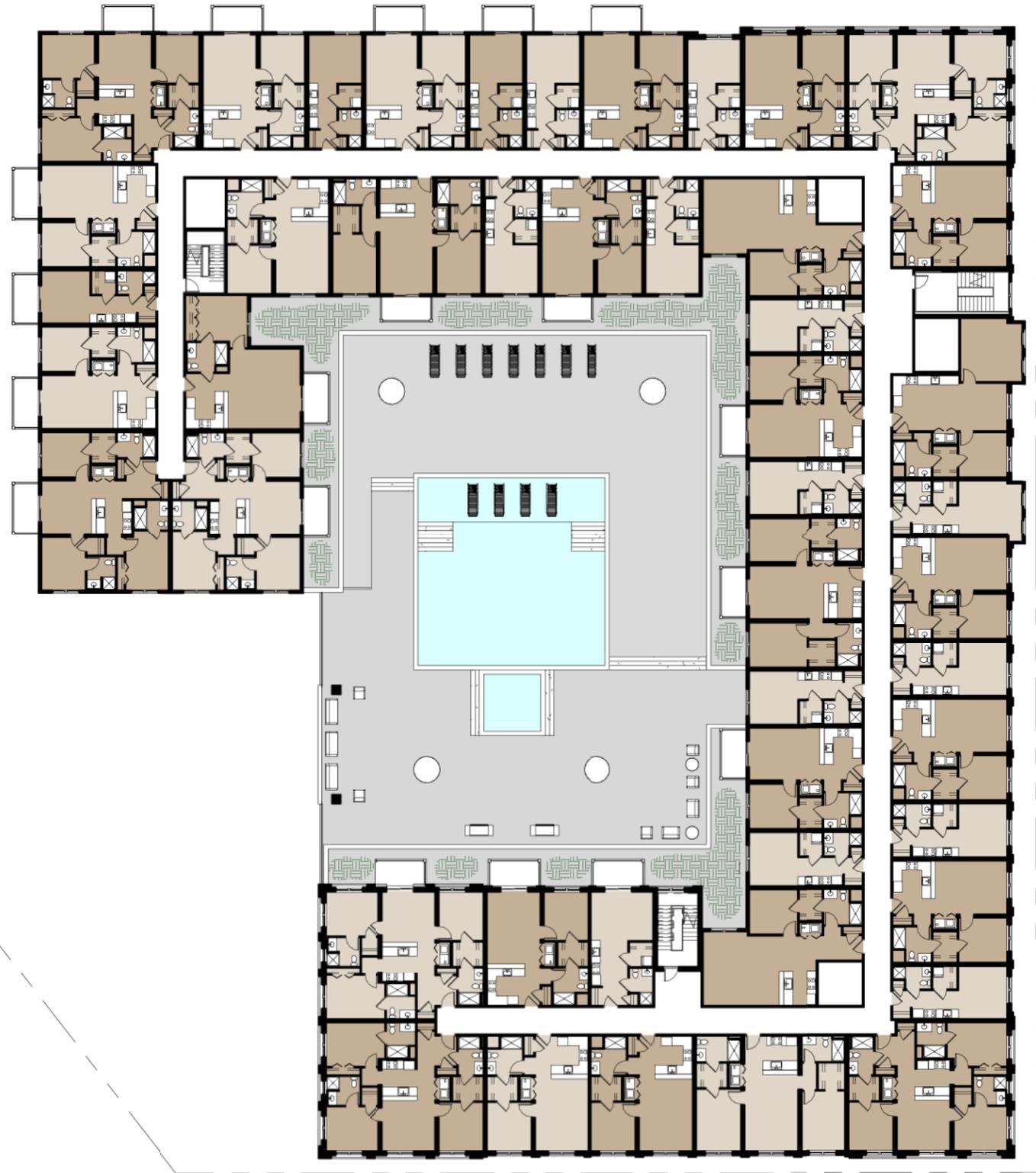
BICYCLES = 170
SCOOTERS = 16

DETERIORATING TREE TO BE REMOVED

EXISTING CITY TREE TO REMAIN

EXISTING CITY TREE TO REMAIN





1 Proposed Second Floor Plan (3rd & 4th Floors Similar)
1/32" = 1'-0"



INTENSITY OF DEVELOPMENT

PROPERTY

ADDRESS: 800 Catawba Street, Columbia SC

TAX MAP: R08913-05-03, R08913-05-05

CURRENT USE: Warehouse

PROPOSED USE: Mixed Use Apartment Community

RETAIL SPACE

RETAIL SPACE #1 2185 SF

RETAIL SPACE #2 2640 SF

APPROX TOTAL 4825 SF

RESIDENTIAL/DWELLING UNITS

STUDIO	48 UNITS	325 AVG SF	15,600 SF
ONE BED ONE BATH	60 UNITS	525 AVG SF	31,500 SF
TWO BED TWO BATH	12 UNITS	850 AVG SF	10,200 SF
THREE BED THREE BATH	<u>21 UNITS</u>	1100 AVG SF	<u>23,100 SF</u>
	141 UNITS		80,400 SF

PARKING

REGULAR SPACES	118
COMPACT SPACES	40
STREET SPACES	17
ADA SPACES	<u>3</u>
TOTAL	178

BICYCLES	170
SCOOTERS	<u>16</u>
TOTAL	186



1 View from Lincoln and Catawba



1 View from Lincoln - Main Entry



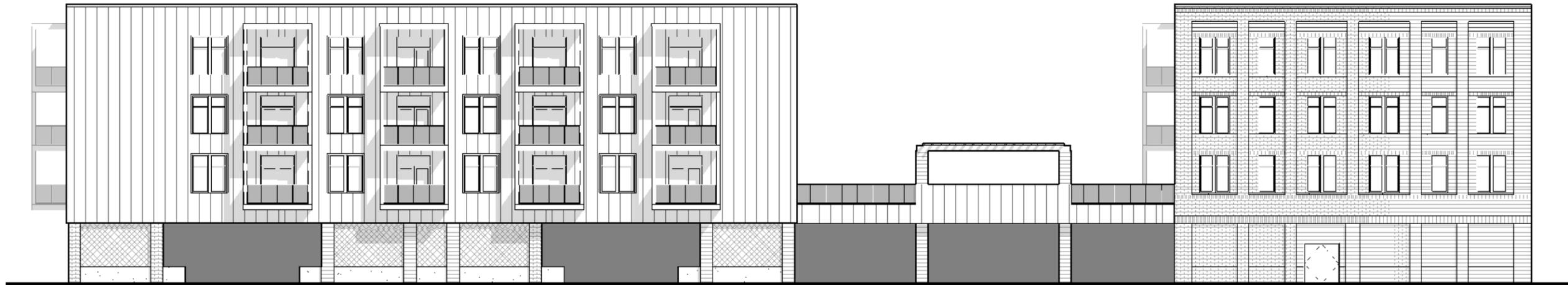
1 View from Lincoln - North Elevation



1 View from North



1 Lincoln Street Elevation
1" = 20'-0"



2 West Elevation
1" = 20'-0"



1 Catawba Street Elevation
1" = 20'-0"



2 North Elevation
1" = 20'-0"