



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

To: Honorable Mayor and Members of City Council
From: John F. Castile, City Manager

Agenda Item No.

15b

Ordinance/First Reading
 Ordinance/Second & Final Reading
 Resolution/First & Final Reading
 Information Only

AGENDA DATE REQUESTED: July 9, 2018

ORDINANCE/RESOLUTION CAPTION:

TO REZONE APPROXIMATELY 0.73 ACRE LOCATED AT 600 EAST WASHINGTON STREET FROM OD, OFFICE AND INSTITUTIONAL DISTRICT, TO FRD, FLEXIBLE REVIEW DISTRICT (TAX MAP NUMBER 0064000101600) (Z-13-2018)

SUMMARY BACKGROUND:

John C. Darrohn, PE, as representative for the property owner, 600 East Washington Street, LLC, applied to the City Planning Commission and City Council to rezone a 0.73 acre parcel located at 600 East Washington Street, (Tax Map Number 0064000101600) from OD, Office & Institutional District, to FRD, Flexible Review District. The City Planning Commission, pursuant to public notice, held a public hearing on June 21, 2018, to consider the proposed rezoning, and the Commission recommended approval of the proposed zoning designation of FRD, Flexible Review District.

IMPACT IF DENIED OR APPROVED:

If denied, the property will not be rezoned. If approved, the property will be rezoned.

FINANCIAL IMPACT:

N/A

REQUIRED SIGNATURES

Department Director DocuSigned by:
Nancy Whitworth

1DC2D48BBB5D4AB...

OMB Director _____

City Attorney DocuSigned by:
Michael S. Pitts

5E0F2A267E2D413...

City Manager DocuSigned by:
John Castile

FC2569CAE224473...

A N O R D I N A N C E

TO REZONE APPROXIMATELY 0.73 ACRE LOCATED AT 600 EAST WASHINGTON STREET FROM OD, OFFICE AND INSTITUTIONAL DISTRICT, TO FRD, FLEXIBLE REVIEW DISTRICT (TAX MAP NUMBER 0064000101600) (Z-13-2018)

WHEREAS, John C. Darrohn, PE, as representative for the property owner, 600 East Washington Street, LLC, applied to the City Planning Commission and City Council to rezone a 0.73 acre parcel located at 600 East Washington Street, (Tax Map Number 0064000101600) from OD, Office and Institutional District, to FRD, Flexible Review District; and

WHEREAS, the Statement of Intent formalizes the ways that the Project shall conform to the criteria set forth in Chapter 19 of the Code of Ordinances of the City of Greenville; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on June 21, 2018, to consider the proposed rezoning, and the Commission recommended approval of the proposed zoning designation of FRD, Flexible Review District; and

WHEREAS, City Council finds the FRD, Flexible Review District, classification to be consistent with the Comprehensive Plan, consistent with the rezoning criteria of Chapter 19 of the Code of Ordinances of the City of Greenville, and compatible with the existing and permitted neighboring uses;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the parcel of property located at 600 East Washington Street consisting of approximately 0.73 acre (Tax Map Number 0064000101600) is rezoned from OD, Office and Institutional, to FRD, Flexible Review District. The attached Developer Statement of Intent, shown as Exhibit A, the proposed site plan, shown as Exhibit B, the proposed building design elevation, shown as Exhibit C and land survey, shown as Exhibit D, are all incorporated by reference for purposes of identifying the conditions of the FRD zoning and the location of property. This Ordinance shall be effective upon second and final reading by the City Council.

DONE, RATIFIED AND PASSED THIS THE ____ DAY OF _____, 2018.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

EXHIBIT A

**Statement of Intent****1.0 Subject Property**

This statement of Intent will describe in detail the proposed development on the site bounded by East Washington Street and Heldman Street in Greenville, SC. The 0.73-acre development is to be known as, and will be referred to in this document, as "600 E Washington Street." The development includes the existing tax parcel, TM# 0064000101600, and the "10' Alley" to the south of the site.

2.0 Summary

In keeping with the 2008 Downtown Master Plan, 600 E Washington Street will increase the number of housing units and offer a mix of housing types while strengthening and diversifying Downtown's office supply. Because the subject property borders the Downtown Center as depicted in the Downtown Master Plan, 600 E Washington Street will incorporate the recommendations in the Downtown Master Plan and adopt the design standards in the 2017 Greenville Downtown Design Guidelines. Specifically, 600 E Washington Street will support the following Design Principles promoted by the Greenville Downtown Design Guidelines:

1. Walkable & Connected
 - a. The two existing Washington Street curb cuts are eliminated;
 - b. The two oversized curb cuts (totaling approximately 60') on Heldman Street are replaced with two 24' wide parking garage access points;
 - c. The Heldman Street sidewalk is established;
 - d. The Washington Street sidewalk is enhanced;
 - e. A publicly accessible courtyard will enhance the Washington Street pedestrian experience.
2. Human Scaled
 - a. 600 E Washington Street will be able to host public art at the corner of Heldman and Washington Streets and along the Washington Street sidewalk;
 - b. Ground floor through façade transparency, public entries, awnings, lighting and signage will create a rhythm of façade articulation and pedestrian engagement consistent with the Downtown Design Guidelines;
 - c. The façade along the Washington Street Building Transition Zone will be one story and will feature a roof terrace to engage second floor residents with the street;
 - d. The Washington Street façade massing will be articulated as two buildings separated by a courtyard;
 - e. The Heldman Street façade massing will be articulated as two buildings separated by an architecturally expressive stair element. The Heldman Street façade massing will transition in scale in response to the topography of Heldman Street.
 - f. The visual impact of the parking structure is minimized by partially subterranean parking accessed by discreet entrances at Heldman Street.
3. Resilient
 - a. The commercial spaces are intentionally designed to promote flexibility of uses over the life-cycle of 600 E Washington Street;
 - b. The façade masonry will be locally sourced and will be detailed in a manner inspired by Greenville's rich architectural masonry heritage;
 - c. All exterior materials will be selected to promote ease of maintenance.
4. Green
 - a. The publicly accessible courtyard will prioritize pedestrian comfort through intentional environmentally responsive design;
 - b. The existing street trees will be preserved except as required for Fire Department access;
 - c. Passive energy efficiency strategies will be incorporated throughout all elements of 600 E Washington Street.

May 21, 2018
Page 2

5. Active

- a. The Washington Street publicly accessible courtyard will improve quality of life by encouraging active and diverse pedestrian engagement between commercial tenants, residents, and guests;
- b. Secure and covered bicycle facilities and provisions for electric vehicles will be offered;
- c. Public art will be able to be featured at the corner of Washington and Heldman Streets and as a visual cue to the courtyard entrance;
- d. Artful and welcoming stairs will prominently engage the Washington Street sidewalk to invite the public to participate in the courtyard.

Additionally, parking will be accommodated on site via a 2-level parking garage located on the lower two levels of the building. The parking garage will be accessed from Heldman Street and parking requirements will comply with the off-street parking requirements applicable to O-D zoning designation.

One emergency access driveway will be included on the site and will be accessed from Heldman Street.

The development will contain a mix of uses. Proposed uses include one, two, and three-bedroom multi-family condominiums as well as commercial uses as designated in the *Use Regulations* in the 8.0 Land Management section which follows. 600 E Washington Street offers up 50 residential condominiums and between 17,000 and 18,500 SF of commercial use space. 600 E Washington Street will be served by a two-level partially subterranean parking garage.

3.0 Existing Zoning and Site Conditions

The parcel is currently fully developed and zoned O-D and borders the 2008 Downtown Master Plan Downtown Center. The existing building is a one/two-story split level commercial building with a partial basement that has ingress and egress both on the East Washington Street side (front) and the parking lot opposite East Washington Street (back). Both floors are occupied by commercial tenants. There are parking areas in the front and rear of the building comprised of 60 spaces (59 Standard spaces and 1 ADA accessible space).

The existing tax map parcel is owned and will remain owned by 600 East Washington Street, LLC. 600 East Washington Street, LLC. is the master developer for 600 E Washington Street.

600 E Washington Street is bordered by low-density office and commercial development on three sides and street frontages on two sides. Office and commercial neighbors include several law firms and CPA practices to the west, south, and east and two banks to the west and southeast. CPA firms include Bradshaw, Gordon, Clinkscales and law firms include, Elliott Frazier Law Firm, Foster Law Firm, and Ashmore Leaphart Rabon Hinds Law Firm. The banks include First Reliance Bank (previously Independence national Bank) and Park Sterling Bank. There is an existing parking lot to the west across Heldman St separating this site from First Reliance Bank that serves residents of the Davenport condominiums.

The northern site frontage along E Washington Street has mature hardwood street trees located within a generous grass median between the street edge and the sidewalk.

4.0 Off-Site Transportation, Existing Conditions, and Planned Improvements

There are two existing driveways that access the site off of 600 East Washington Street and two existing driveways that access the site off of Heldman Street. East Washington Street is located northeast of the site and Heldman Street is to the west of the site and connects East Washington

May 21, 2018
Page 3

Street and McBee Ave. There is a 10' alley on the southwest side of the site, which has been abandoned and deeded to the current owner of the parcel.

Heldman Street currently varies between 18.5' to 19.5' wide adjacent to the property, has a sub-standard width less than the minimum emergency service access width of 20', and there is no public roadway right of way. At the development parcel the existing western and eastern edges of pavement do not have any curb and gutter in place. The western roadway edge varies between approximately 3.3' to 6.5' from the western property line.

The development team worked with City of Greenville Fire Department to determine improvements necessary to make the portion of Heldman Street adjacent to the site accessible to emergency vehicles. Beyond vehicular access, Heldman Street does not currently have any pedestrian accessways which forces pedestrians into the public right of way. Early coordination efforts have resulted in us being given preliminary staff approval (civil engineering, traffic, and fire department) to include a minimum 5' wide at-grade flush sidewalk along the eastern side of Heldman Street adjacent to the building. Aerial fire access will be from East Washington Street.

A traffic consultant has developed preliminary trip generation counts for the proposed development and has indicated the counts do not warrant a traffic study. This was also confirmed by City traffic engineering. The total trips are less than minimum thresholds that normally bring about this requirement for similar projects within the city.

5.0 Drainage and Utilities, Existing Conditions, and Planned Improvements

Companies/departments that provide existing utility services to this site include Duke Energy (Power), AT&T (Telecommunications), Piedmont Natural Gas (Gas), Greenville Water (Water), and the City of Greenville (Sewer).

Existing utilities on the site include overhead power along the western side of Heldman Street that comes into the front and rear of the site to existing power poles which then provide overhead and underground power services to the building. Overhead telecommunication service comes from an existing pole on Heldman Street into the rear of the site. There are existing water, sanitary sewer, and natural gas mains within the East Washington Street right of way. An existing fire hydrant is located on the opposite side of East Washington Street from the site.

The utility pole on Heldman Street will be relocated in order to accommodate building construction. Water will be provided by Greenville Water and will come into the site from East Washington Street. The sewer service will continue to be routed to East Washington Street.

Prior approval of sanitary sewer capacity was granted by the City of Greenville and ReWa for 18,837 GPD which is valid thru March 21, 2018.

There is an existing drainage inlet at the northwest corner of the site on East Washington Street at Heldman Street. All runoff currently travels in two directions. Some runoff is discharged into the East Washington Street right of way while some currently travels down Heldman Street.

600 E Washington Street will be served by an underground detention system as well as the existing stormwater infrastructure that is adjacent and downstream to the site. Treated storm water will be discharged to Heldman Street and to an existing storm water drainage system on the southwestern end of Heldman Street.

All road-side improvements will maintain the existing drainage patterns within the SCDOT right-of-way.

May 21, 2018
Page 4

6.0 Development Schedule

600 E Washington Street will be developed in one phase. Development of the site will take approximately 24 months. Coordination between SCDOT and the developer will take place to minimize during-construction traffic impact along East Washington Street.

7.0 Financing

Financing for 600 E Washington Street will be provided by private financing.

8.0 Land Management

600 E Washington Street shall comply with the Regulatory Plan dated March 5, 2018 and with the current adopted Land Management Ordinance for Office Development (O-D) zoning classification except as stated follows:

Use Regulations

The FRD development shall include a mixture of 2 use categories including up to 50 Residential Dwellings and between 17,000 and 18,500 sf of Public and Institutional Uses. The summary of Allowable Uses is as follows:

Residential Uses:

- Household living, Multi-family dwelling

Public and Institutional Uses:

- Office
- Business School
- Office
- Beauty Shop and Barber Shop
- Bank
- Restaurants (except with drive-in) up to 2,500 sf maximum
- Structured Parking. Structured parking must be designed to accommodate the off street parking requirements according to Table 19-6.1.3 of the Land Management Ordinance. Structured parking must be covered by an open space terrace and integrated into the architecture of the building with limited exposure to Heldman Street and no exposure to Washington Street.

Uses Permitted by Special Exception

- Office Oriented Professional Services
- Office and Neighborhood Oriented Retail
- Health Club
- Spa
- College

May 21, 2018
Page 5

Dimensional Standards & Measurements

Lots:

Max Density: 50 residential units

Max Lot Coverage (percent): A minimum of 3,500 sf of open space courtyard directly and publicly accessible from the Washington Street pedestrian sidewalk is required. The max lot coverage area is 60%.

Minimum Setbacks:

As noted on the Regulatory Plan

Height Maximum (feet):

Maximum building height increase is based on the provisions of the Land Management Ordinance for an office use in OD. Maximum heights at the proposed minimum setbacks are depicted on the Regulatory Plan.

Development and Design Standards

600 E Washington Street shall comply with the Greenville Downtown Design Guidelines prepared for the City of Greenville May 2017; Land Management Ordinance, Article 19-6; as noted on the Regulatory Plan; and as described above.

Let us know if you have any questions.

Sincerely,

Darrohn Engineering, LLC



John C. Darrohn, PE

EXHIBIT B

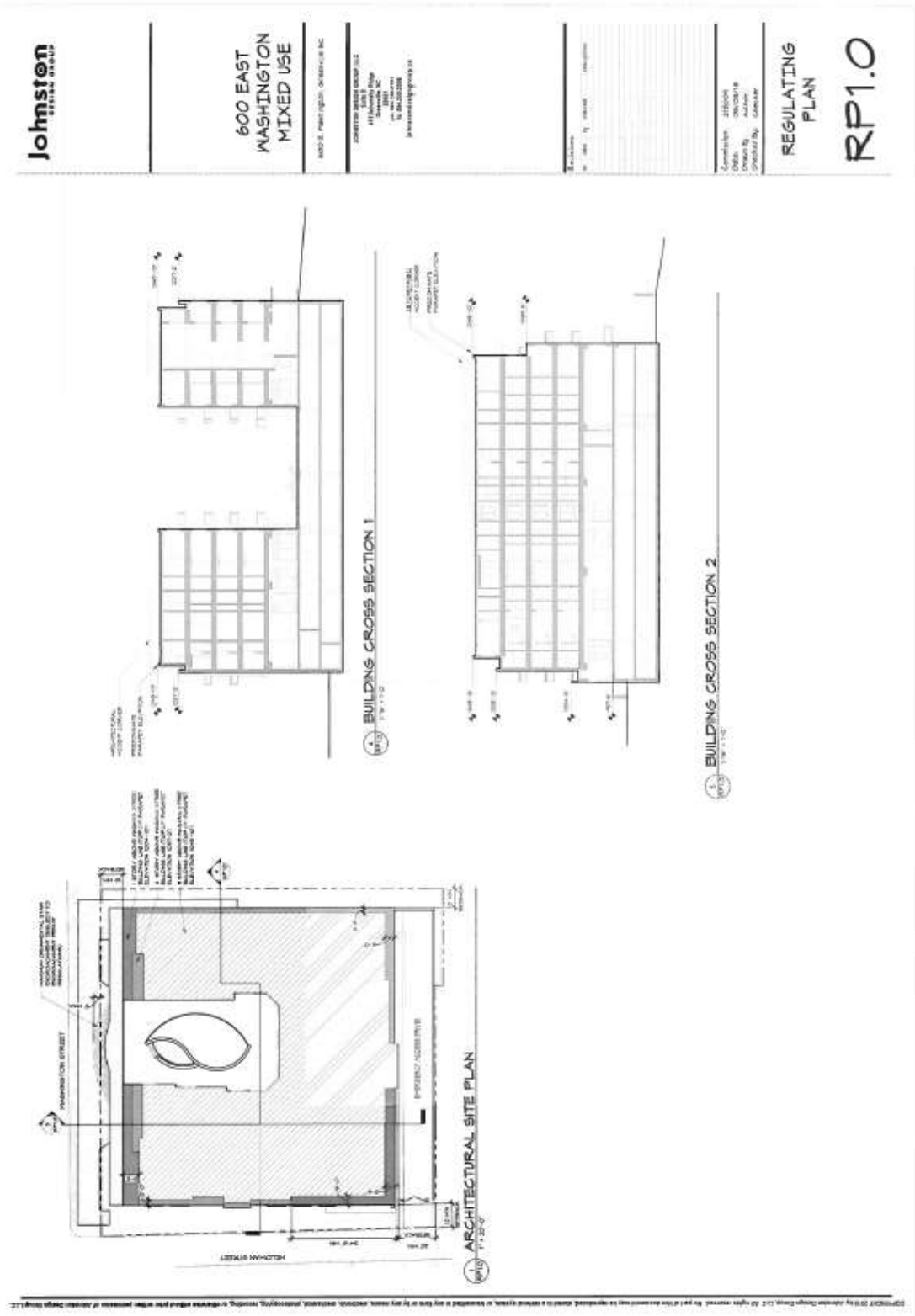


EXHIBIT C





EXHIBIT D

