Planning Staff Report to
Design Review Board - Neighborhood
November 21, 2016
for the December 1, 2016 Public Hearing

Docket Number: CA 16-777
Applicant: Babcock Investment Company
Property Owner: S C TELCO FEDERAL CREDIT UNION
Property Location: 10 TOY ST
Tax Map Number: 004500-01-00700
Proposal: Conceptual Masterplan for 18 Townhouses
Staff Recommendation: Approval, subject to final approval by the Design Review Board of site and building details, and compliance with applicable City standards.

Staff Analysis: In addition to renovating the existing Hayne School building into 14 residential units, the applicant proposed to construct 18 townhouses around the perimeter of the site, along with 15 on-site surface parking spaces, 14 on-street parking spaces, and a central common open space.

The townhouses are designed to front the common open space with rear alley/driveway garage access. The two-story with basement garage townhouses are conceptually designed with pitched roofs, brick and cementitious siding. The design uses traditional residential building forms and materials composed with a contemporary flair. The primary material of the townhouse fronting Toy Street, and adjacent to the Hayne School, will be brick. The central common open space will include a pool with bluestone deck, and a small pocket park.

While reverse angle street parking was suggested by the City, Traffic Engineering Staff has determined that a change to the text of the Ordinance will be required.

Traffic Engineer Comments
Recommend: Approve w/ Conditions

Comments:
Contrary to prior conversations, the City’s ordinance does not currently allow for the installation of reverse-angle parking. Thus, parking on Toy St. will need to conform to existing criteria.

Civil Engineer Comments
Recommend: Approve w/ Conditions

Comments:
The proposed development would have to be designed in conformance to the City’s Land Development Regulations for subdivisions and multi-family development. Private parking would not be allowed within the right of way of Toy Street.
Fire Department Comments

Recommend: Approve w/ Comments

Comments:
Shall provide fire department access roads as required in Section 503 and Appendix D of the International Fire Code, 2015 Edition. Minimum width is 20ft wide and 26ft wide in area of a fire hydrant. Access shall be within 150 ft of all portions of the exterior walls as measured by an approved route around the exterior of the buildings. Any dead ends that exceed 150ft shall be provided with approved turnaround. Shall provide fire hydrants within 500 feet of all portions of the buildings, measured by how the hose lays. If there is a sprinkler system, shall provide hydrant within 100 feet of the Fire Department Connection (FDC).
Application for Certificate of Appropriateness –
Neighborhood Design Panel
(For Properties in any Preservation Overlay District, except the West End Preservation Overlay District*)

Applicant/Owner Information

Applicant: Babcock Investment Company

Property Owner: S C Telco Federal Credit Union

NAME: 15 Verdae Crest Drive
Greenville, SC 29607

PHONE: 727.643.5742

EMAIL: chris@babcockcompany.com

Property Information

STREET ADDRESS: 10 Toy St.
TAX PARCEL #: 0045000100700

ZONING DESIGNATION: O-D

WHICH PRESERVATION DISTRICT? Pettigru NATIONAL REGISTER? Yes

Description Of Request

See Attached

Instructions

1. The application and fee, made payable to the City of Greenville, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

Revised 7/17/13

11/14/16
2. See Section 19-2.3.8(e), Standards, for additional information; you may attach a separate sheet addressing these questions.

3. You must attach scaled drawings that reflect, at a minimum, the information reflected on page 3. Drawings must be drawn at an appropriate scale, such as 1"=20' or 1/4"=1', etc. Although construction drawings are not required, applicants for "final approval" must be able to provide construction drawings at the Design Review Board's (DRB) request. Applicants seeking informal review may do so at any stage of the design process. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

4. You must attach the required application fee:
   a. Applications requiring review by the Neighborhood Design Panel - $150.00
   b. Applications that meet criteria for Staff review - $25.00
   c. Modification of approved Certificate of Appropriateness - ½ the original fee
   d. Informal Review - $0.00

5. The Administrator will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency, prior to placing the application on the DRB agenda. If the application is determined to be "insufficient", the Administrator will contact the applicant to request that the applicant resolve the deficiencies. You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.

6. If the application requires review by the Neighborhood Design Panel, you must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

   **Public Hearing** sign(s) are acknowledged as received by the applicant.

   [Signature]

7. Please read carefully: The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

   In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

   If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

   To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is [ ] or is not [X] restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

   [Signature]

   __10/27/14__
   [Name]
   [Title]

   __10/28/14__

   [Name]
   [Title]

   Revised 7/17/13
Toy Street Development Design Review Board Master Plan Application Narrative

Chapter 10 Design Guidelines for the Pettigru Historic District

Site Planning and Landscape Design

PT.1 Maintain the line of the building fronts in the block
   A. The townhomes in this development will maintain the character of the Pettigru district keeping the building fronts along the streets consistent with the neighboring buildings.
   B. The design guidelines under Policy AR.1, for Site Planning and Landscape Design in Chapter 3, shall apply for this historic district
      a. The development will maintain transitional front space between the public sidewalk and townhome entrances, in keeping with other examples on the block.

PT.2 Orient the front of a building to the street.
   A. Where townhomes on this development meet Toy Street, they will be oriented to face it.
   B. The design guidelines under Policy AR.2, for Site Planning and Landscape Design in Chapter 3, shall apply for this historic district.
      a. Where townhomes face Toy Street, they will have primary entrances found at clearly identifiable entrance porches in keeping with the rest of the individual homes in Pettigru.

PT.3 Maintain the traditional character of a front yard.
   A. Where townhomes in this development meet Toy Street, they will maintain a front yard in keeping with the character of the Pettigru Historic District.
      a. Townhomes at the interior of this development will front a pocket park and will maintain the design characteristics of the Pettigru Historic District
      b. The front yard will be reduced from the public corridor and the existing sidewalk route will be adjusted to introduce street side reverse angled parking.
      c. The central portion of this street parking lane will be dedicated to maintaining the traditional front entrance to the building with new landscaping that is in keeping with Pettigru. It will align with the axis of the front door.
   B. The design guidelines under Policy AR.3, for Site Planning and Landscape Design in Chapter 3, shall apply for this historic district.
      a. A hardscape walk will begin at the sidewalk of each townhome facing Toy Street and the remainder of the space between the public corridor and the private building will be composed of grass lawn and landscaped planting beds.
      b. At the interior of the development, townhome entrances will maintain small front yards composed of grass lawns or landscaped planting beds. These will create a private entrance buffer.
c. Where required for pool safety, traditional iron fencing will be utilized at the interior of the development. No fencing will be incorporated at the Toy Street sides of the development.

Building Mass, Scale and Form

PT.4 A new building should appear similar in scale to traditional houses.

A. The townhomes in this development will consist primarily of two levels of living above grade at their entrance sides with a garage level below.

B. The design guidelines under Policy AR.7, for Building Mass, Scale and Form in Chapter 3, shall apply for this historic district.
   a. The townhomes in this development will consist of simple rectangular masses capped primarily with gabled or hipped roofs.

PT.5 The form of a new building should be similar to those seen traditionally.

A. The townhomes in this development will consist of simple rectangular masses capped with gabled or hipped roofs.

B. The design guidelines under Policy AR.8, for Building Mass, Scale and Form in Chapter 3, shall apply for this historic district.
   a. A mixture of brick and cementitious siding will be used at the townhomes within this development consistent with the residential character of the Pettigru Historic District.

Building Materials

PT.6 Building materials for new construction should be similar to materials seen historically.

A. The exterior of the townhomes in the development will be a mixture of brick and cementitious siding (to mimic the characteristics of wood) with wooden or aluminum clad wood windows.

B. The design guidelines under Policy AR.9, for Building Materials in Chapter 3, shall apply for this historic district.
   a. The townhomes at the interior of the development will maintain the historical character of Pettigru in a contemporary way.

Architectural Character

PT.7 A new building should be visually compatible with historic structures.

A. The townhomes for this development will be simple in character with one story entry porches.

B. The design guidelines under Policy AR.10, for Architectural Character in Chapter 3, shall apply for this historic district.
a. The parking proposed at the front of this development is to be reverse angled to allow for easy arrival and departure which will minimize interference with traffic flow.
   i. This lane of parking will be deeded to the city and will serve a dual purpose as support to the residents and to supplement the existing need for commercial parking in the Pettigru Historic District.

b. To minimize the visual impact of parking areas, the garage parking for the townhomes in this development will be accessed via alleyways at the rear of each building.
SITE DESCRIPTION:

14 UNITS HAYNE SCHOOL BUILDING
(6 W/ ROOFTOP ADDITION & ROOF TERRACE)
18 TOWNHOMES
15 SURFACE PARKING
36 GARAGE PARKING (Under Townhomes)
14 PROPOSED REVERSE ANGLE PARKING