PLANNING COMMISSION
COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

W/S NATIONAL GUARD ROAD AND E/S CONGAREE RIVER ANNEX, ASSIGN LAND USE CLASSIFICATION SD-1 (SPORTS / AMUSEMENT DISTRICT) AND ZONE PROPERTY D-1, -FW, AND -FP (DEVELOPMENT DISTRICT, FLOODWAY AREA, AND FLOODPLAIN AREA)

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

Subject Property:	W/S National Guard Road, TMS# 11100-01-15; E/S Congaree River, TMS# 11100-01-05 and 11100-01-06; and South of South Stadium Road/Southeast of Vine Street, TMS# 11201-02-10		
Applicant:	The University of South Carolina Development Foundation		
Council District:	3	**Census Tract:**	117.01
County Land Use Plan:	Rural Large Lot / Mixed Residential (High Density)	**Proposed City Land Use Plan:**	SD-1
County Zoning:	RU, M-1, and HI	**Proposed Zoning:**	D-1, -FW, -FP
Current Land Use:	Undeveloped	**Proposed Use:**	Institutional/Recreational
Reason for Annexation:	Primary / City Services		

CASE HISTORY

Staff Recommendation:		Assign SD-1 Land Use Classification and D-1, -FW, -FP Zoning	APPROVE
PC Recommendation:	03/07/16	Assign SD-1 Land Use Classification and D-1, -FW, -FP Zoning	PENDING

APPLICATION REQUEST

Applicant is requesting annexation which is scheduled for April 19, 2016. Annexation will occur as a “fast track” with interim zoning. The requested interim zoning will not be most similar to the county zoning, thus a rezoning rather than a zoning confirmation needs to occur.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The subject parcels are approximately 311 acres and located between E/S of Congaree River, W/S of National Guard Road, and South of South Stadium Road / Southeast of Vine Street. The entire parcels are under the consideration for the annexation. Portions of the property are in the flood protective areas, thus and –FW and –FP Zoning is being recommended where applicable.

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcels are in "Primary Areas" as identified in the Urban Service Area Map
Principles and Goals of the Urban Service Area
The Urban Service Area identifies those areas it wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the city limits and "islands" of unincorporated territory surrounded by the city. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Primary Areas are made of land contiguous to the City where services are available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Primary Areas are intended to indicate that, barring unanticipated circumstances, annexation is recommended and should be actively pursued.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends subject parcels be designated "Sports/Amusement District" (SD-1) in The Columbia Plan 2018 Future Land Use Map.

The SD-1 designation is appropriate for areas dedicated to large format gathering places such as stadiums, ball parks, fair grounds, exposition centers, coliseums, race tracks, and amusement parks.

Primary Types

- Small to Large Entertainment

Secondary Types

- Small to Large Format Hospitality and Office/Services Small to Extra Large Format Retail/Service
- Parking Structures and Lots

Tertiary Types

- Multi-family Medium to High-Rise

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject parcel is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The subject parcels and surrounding parcels are currently zoned R-U, M-1, and HI in Richland County. The surrounding parcels within the City of Columba are zoned M-1 and C-3. The interim zoning for the property after annexation in April will be D-1, M-1 and M-2 with portions of the property having –FW and – FP zoning.

The parcels under consideration are proposed to be zoned D-1 (Development District) within the City of Columbia. The D-1 District is intended to provide for large tracts of land located primarily on the fringe of urban growth where the predominant character of urban development has not yet been fully established, but where the current characteristics of use are predominantly residential, agricultural or similar development, with scattered related uses. Certain structures and uses required to serve governmental, educational, religious, recreational and other needs of such areas are permitted as special exceptions subject to restrictions and requirements intended to ensure compatibility of uses within the district and adjacent thereto. It is further recognized that future demand for developable land will generate requests for amendments to remove land from the D-1 classification and place it into other more intensely developed classifications as natural consequences of urban expansion.

Portions of each parcel are proposed to be zoned –FW (Floodway Area) and –FP(Floodplain Area), Flood Protective Areas within the City of Columbia as applicable.
Certain areas within the city are subject to periodic inundation by floodwater, which results or may reasonably be foreseen to result in loss of life and property, health and safety hazards, disruption of commerce and governmental services and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and

general welfare. These hazards are caused or extended in part by the occupancy of flood hazard areas by uses which increase flood damage upon other lands or uses which are vulnerable to floods because they are inadequately elevated or not otherwise protected from flood damages. It is, therefore, the intent of this article to lessen such hazards or losses by restricting or prohibiting uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities; by requiring that uses vulnerable to floods be protected against flood hazards at the time of initial construction; and by controlling filling, grading, mineral extraction, placing of obstructions within flood channels and other activities, uses or characteristics of use which may increase flood damage.

STAFF RECOMMENDATION

Recommend approval of a resolution assigning SD-1 land use classification. Recommend to City Council the adoption of an ordinance assigning SD-1 land use classification and recommendation to City Council to apply D-1, -FW, -FP zoning.

GRANBY LN
ROSEWOOD DR
S STADIUM RD
NATIONAL GUARD RD
EDEN ST
BLUFF
BLUFF INDUSTRIAL BLVD
OLD DAIRY
SILO CT

Future Land Use Map

W/S National Guard Road, TMS# 11100-01-15; E/S Congaree River, TMS# 11100-01-05 and 11100-01-06; and South of South Stadium Road/Southeast of Vine Street, FLU:SD-1

Department of Planning & Development Services

Legend

CITY LIMITS

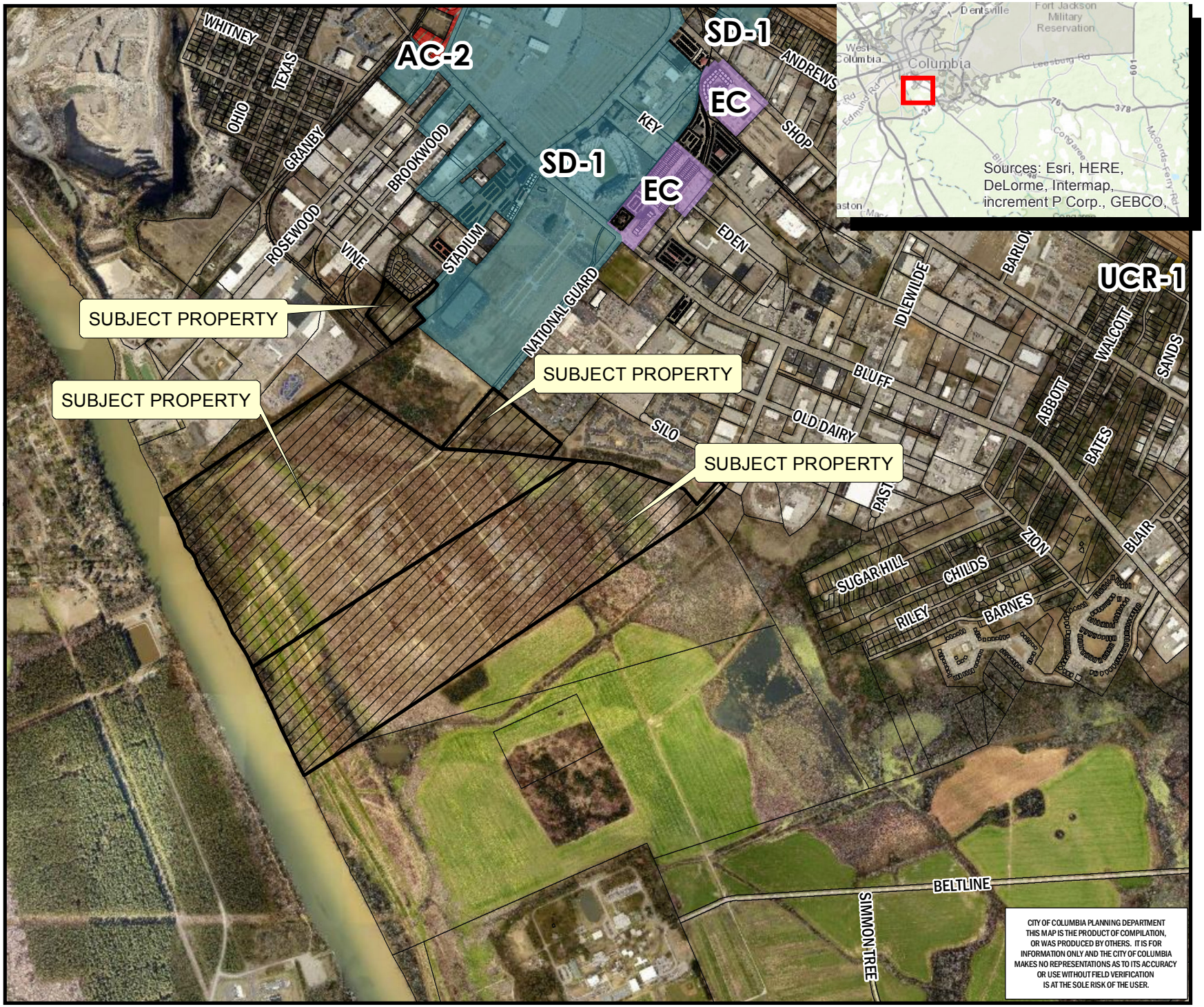
PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UEAC-1 Urban Edge Community Activity Center
- UCAC-3 Urban Core Regional Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 270 540 1,080 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Ahmed Abdullah
February 29, 2016



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CITY of COLUMBIA, S.C.
JUSTITIA VIRTUTUM REGINA
We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

W/S National Guard Road, TMS# 11100-01-15; E/S Congaree River, TMS# 11100-01-05 & 11100-01-06; and South of South Stadium Road/Southeast of Vine Street, TMS# 11201-02-10. ZONING: Proposed D-1

Department of Planning & Development Services

Legend

- CITY LIMITS
- PARCELS

D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	Ft Jackson Overlay

N

0 130 260 520 Feet

ORIGINAL PREPARATION/DATE:
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DISCLAIMER:
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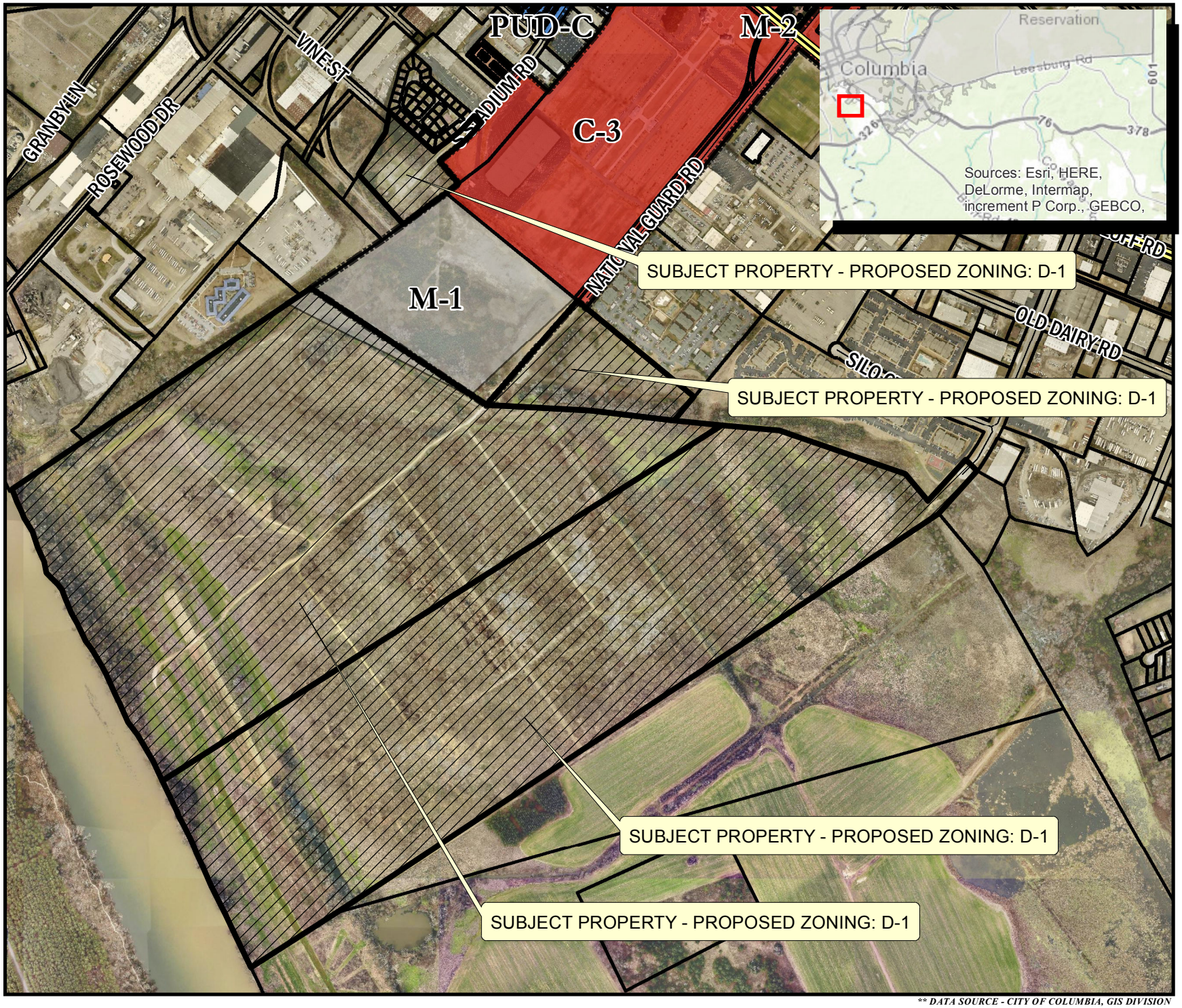
CITY of COLUMBIA, S.C. JUSTITIA VIRTUTUM REGINA

We Are Columbia



** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION