



**PLANNING COMMISSION
ZONING MAP AMENDMENT CASE SUMMARY**

MINOR AMENDMENT TO MEMORIAL STADIUM PUD-C (#268)

**1100 S. HOLLY STREET
(13703-01-01A AND 13703-01-02B)**

March 7, 2016 at 5:15PM

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

| | | | |
|-------------------------------|---|-------------------------------|---|
| Subject Property: | 1100 S. Holly Street (13703-01-01A and 13703-01-02B) | | |
| Council District: | 3 | | |
| Proposal: | Minor Amendment to PUD-C | | |
| Applicant: | Carter Clark – Boys and Girls Club of Midlands | | |
| Current Land Use Plan: | UCR-1 Urban Core Residential Small Lot | Proposed Land Use Plan | UCR-1 Urban Core Residential Small Lot |
| Current Zoning: | PUD-C | Proposed Zoning: | PUD-C |
| Present Use: | Recreation/Civic | Proposed Use: | Recreation/Civic |

CASE HISTORY

| | | | |
|-----------------------|----------|--------------------------|----------|
| ZPH: | 03/17/04 | Rezoned RS-3 to PUD-C | Approved |
| Staff Recommendation: | | Minor Amendment to PUD-C | Approve |
| PC Recommendation: | 03/07/16 | Minor Amendment to PUD-C | Pending |

APPLICATION REQUEST

The applicant has requested a minor change to the current PUD-C, Memorial Stadium, zoning district to accommodate an approximate 3,132 square foot addition to the existing 11,052 square foot Ben Arnold Center building. The addition will offer space for activities of the existing tenant – Boy and Girls Club of the Midlands. No additional parking will be provided, as the existing is adequate to serve the program needs, and the desire is to preserve green space. No trees will be removed with this addition. A row of evergreen shrubs will be provided along the perimeter of the addition.

This PUD-C was created in 2004 to accommodate extensive renovations to the stadium, ball fields, and parking lots. Within the specific language of the 2004 PUD Descriptive Statement, it was noted that the Ben Arnold Center would remain untouched, thus the need for this amendment currently. All other characteristics of the PUD will remain unchanged.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The total land area involves approximately 24 acres and is adjacent to S. Holly Street and Airport Boulevard.

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends subject parcel be designated “Urban Core Residential Small Lot” (UCR-1) in The Columbia Plan 2018 Future Land Use Map.

Urban Core Residential Small Lot neighborhoods are common just outside the urban center; most were subdivided before 1950 and many continue the grid or street network from the original planned portion of the City. This development type may represent existing neighborhoods and is also a development form appropriate for medium to large scale redevelopments or infill sites. Traditional and contemporary architectural styles have a place in these neighborhoods. When infill development is designed, scale and orientation of existing structures on the block should be the cannon.

Primary Types

- Single-family Detached

Secondary Types

- Single-family Attached
- Two-family
- Three-family

Tertiary Types

- Multi-family Small
- Small Format Business/Employment (except Flex)
- Cemeteries & Mausoleums

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

The subject parcels are covered by the *Rosewood Plan: A Corridor and Neighborhood Plan*, which was adopted in May 2012 by the City of Columbia. The subject parcels are not located within an identified neighborhood area, and are not in an area of the Community where specific recommendations were made for future design development standards. The Plan indicates that the existing tree canopy is a defining characteristic of the Rosewood Community; no trees are planned to be removed as a result of the proposed addition.

PROPOSED ZONING DISTRICT SUMMARY

The intent of planned unit development districts is to derive the benefits of efficiency, economy and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this article to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height insofar as the city council shall deem appropriate to fulfill the intent of this article, upon presentation of certification from the owners, developers or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of the Land Development Code.

STAFF RECOMMENDATION

Staff recommends **approval** of the minor amendment to the PUD-C.



Future Land Use Map

1100 South Holly Street

TMS#: 13703-01-01A and 13703-01-02B FLU: UCR-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 75 150 300 Feet

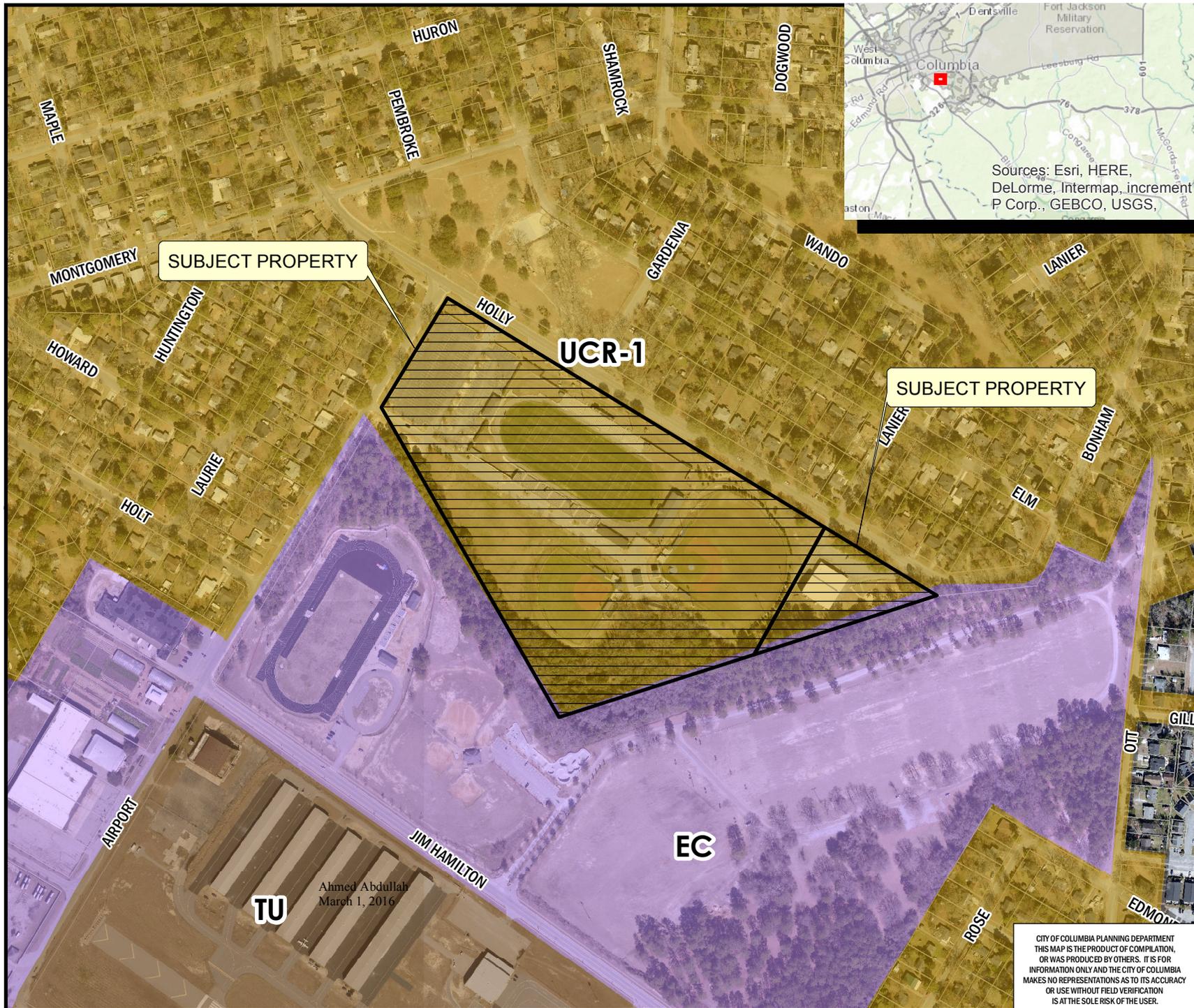
ORIGINAL PREPARATION/DATE:

This map was prepared by:
Ahmed Abdullah
February 16, 2016



We Are Columbia

Ahmed Abdullah
March 1, 2016



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

1100 South Holly Street
TMS# 13703-01-01A and 3703-01-02B ZONED: PUD-C

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 65 130 260 Feet

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