



**PLANNING COMMISSION
ANNEXATION, INTERIM COMPREHENSIVE PLAN MAP AMENDMENT,
AND INTERIM ZONING MAP AMENDMENT CASE SUMMARY**

**THE PARK, PHASE 2
ANNEX, ASSIGN INTERIM LAND USE CLASSIFICATION URBAN EDGE
RESIDENTIAL LARGE LOT (UER-2)
AND ASSIGN INTERIM ZONING OF PUD-R
(PLANNED UNIT DEVELOPMENT, RESIDENTIAL)**

April 4, 2016 at 5:15pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property:	The Park, Phase Two: 1412, 1404, 1398, 1392, 1388, 1384, 1378, 1372, 1366, 1360, Out Lot, 1352, 1346, 1347, 1353, 1361, 1367, 1373, 1379, 1391, 1401, 1407, 1415, and Private Road Beechfern Circle; 509, 513, 517, 521, 523,527, Walkway, 531, 535, and Private Road Cordgrass Road; and W/S Woodcreek Farm Road		
TMS#	25815-01-05, 25815-01-06, 25815-01-07, 25815-01-08, 25815-01-09, 25815-01-10, 25815-01-11, 5815-01-12, 25815-01-13, 25815-01-14, 25815-01-15, 25815-01-16, 25815-01-17, 25815-02-15, 25815-02-16, 25815-02-17, 25815-02-18, 25815-02-19, 25815-02-20, 25815-02-21, 25815-02-22, 25815-02-23, 25815-02-24, 25815-05-05, 25815-02-06, 25815-02-07, 25815-02-08, 25815-02-09, 25815-02-10, 25815-02-11, 25815-02-12, 25815-02-13, 25815-02-14, 25815-05-03, 25815-01-18		
Applicant:	NVR, INC., ET AL		
Council District:	4	Census Tract:	114.07
County Land Use Plan:	Neighborhood (Medium Density)	Proposed Interim Land Use Plan:	Urban Edge Residential Large Lot (UER-2)
County Zoning:	PDD – Planned Development	Proposed Interim Zoning:	PUD-R
Current Land Use:	Undeveloped	Proposed Use:	Residential
Reason for Annexation:	Secondary / Municipal Services		

CASE HISTORY

Staff Recommendation:	Annex, Assign Interim UER-2 Land Use Classification and Interim PUD-R Zoning	APPROVE
PC Recommendation: 04/04/16	Annex, Assign Interim UER-2 Land Use Classification and Interim PUD-R Zoning	PENDING

APPLICATION REQUEST

Applicants are requesting annexation in order to receive city services.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The area subject to annexation contains 12.89 acres with the main portion of which has been platted and approved by Richland County prior to annexation. These lots are single-family detached residential lots. All parcels are located on the north side of Jacobs Mill Pond Road and west side of Old National Highway. The entirety of each parcel is currently being considered for annexation.

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcels are in a “Secondary Area” 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” or donut holes 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. Long Range areas include parcels that are anticipated for future growth and urban service expansion, but are currently lacking in basic service availability. The basis for this area is the Water Service Boundary established in the Comprehensive Plan which was then modified for the establishment of an Urban Service Area through a more detailed analysis of existing development and growth of adjacent municipalities. Long Range areas periodically will need to be reviewed to determine whether the status needs revision due to change in conditions.

Secondary Areas

The Secondary Areas are those areas where the City determines it logical or advantageous to provide services, but where all services and/or the condition of existing infrastructure may not be at optimal levels for annexation at this time. For instance, it may be that the property is outside of the generally accepted fire response area, or the storm drainage and/or road system is substandard. Annexation in these areas may occur, but a more detailed analysis will be needed to determine the possible impact on revenues. As is stated in the policy, these areas may include “higher value” properties that would prove beneficial to revenues.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends subject parcels be designated Urban Edge Residential (UER-2) in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Residential Large Lot neighborhoods represent many of the City’s older residential neighborhoods in the outer areas of the city. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Primary Types

- Single-family Detached
- Accessory dwelling units

Tertiary Types

- Single-family Attached
- Two-family
- Three-family
- Small Format Business Employment
- Small Format Civic/ Institutional
- Cemeteries & Mausoleums

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

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

PROPOSED ZONING DISTRICT SUMMARY

The parcels and surrounding parcels are currently zoned PDD Planned Development in Richland County and surrounding parcels within the City of Columbia are PUD Planned Unit Development.

The parcels are proposed to be zoned PUD Planned Unit Development within the City of Columbia. 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 this article.

STAFF RECOMMENDATION

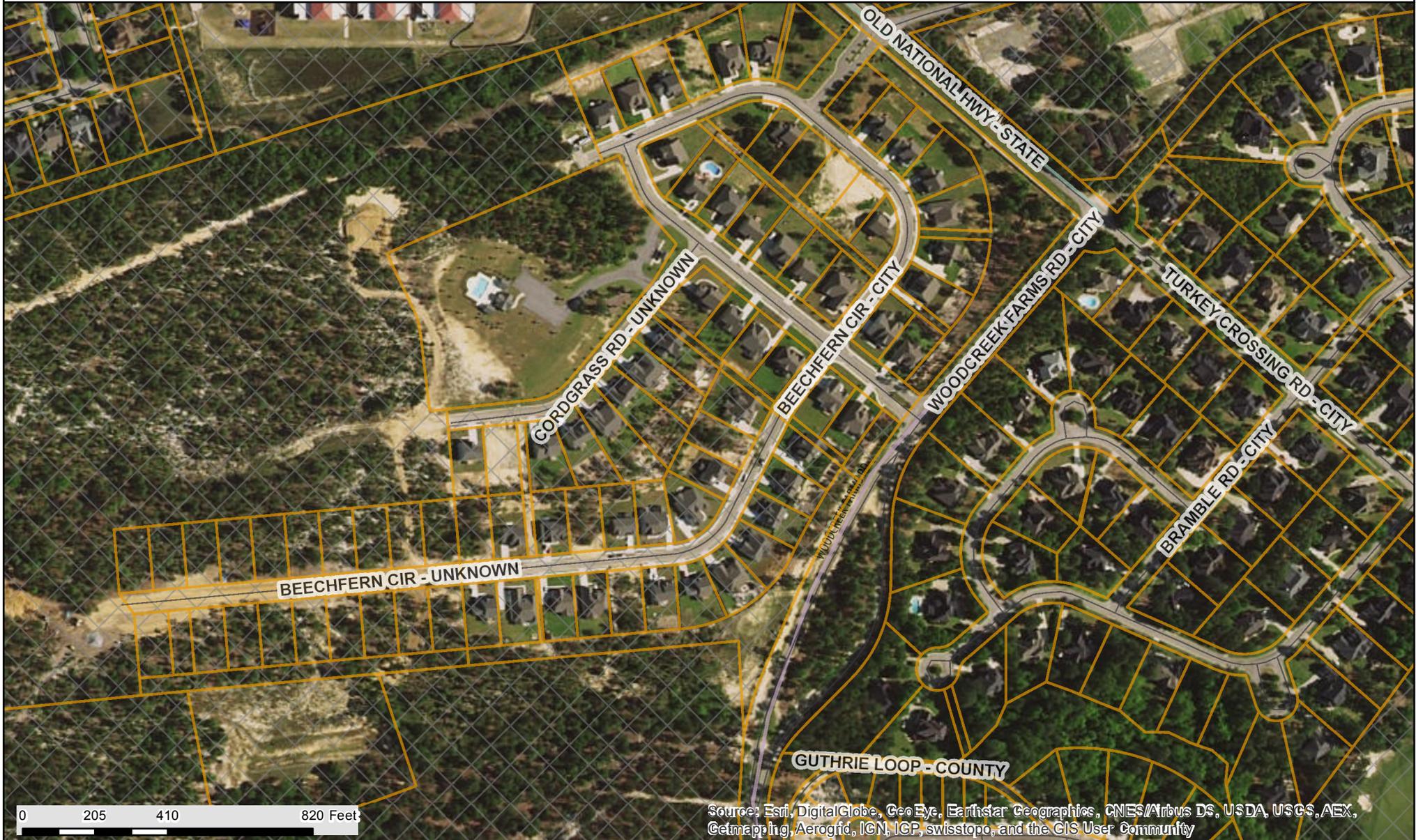
Recommend approval of a resolution assigning interim UER-2 land use classification. Recommend to City Council Annex said land with interim UER-2 land use classification and interim zoning of PUD-R.

City of Columbia

The Park Phase 2



Thursday, March 24, 2016



We Are Columbia

CITY OF COLUMBIA GIS DATA DISCLAIMER

The City of Columbia GIS data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



Future Land Use Map

The Park Phase Two. Interim FLU: UER-2

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 35 70 140 Feet

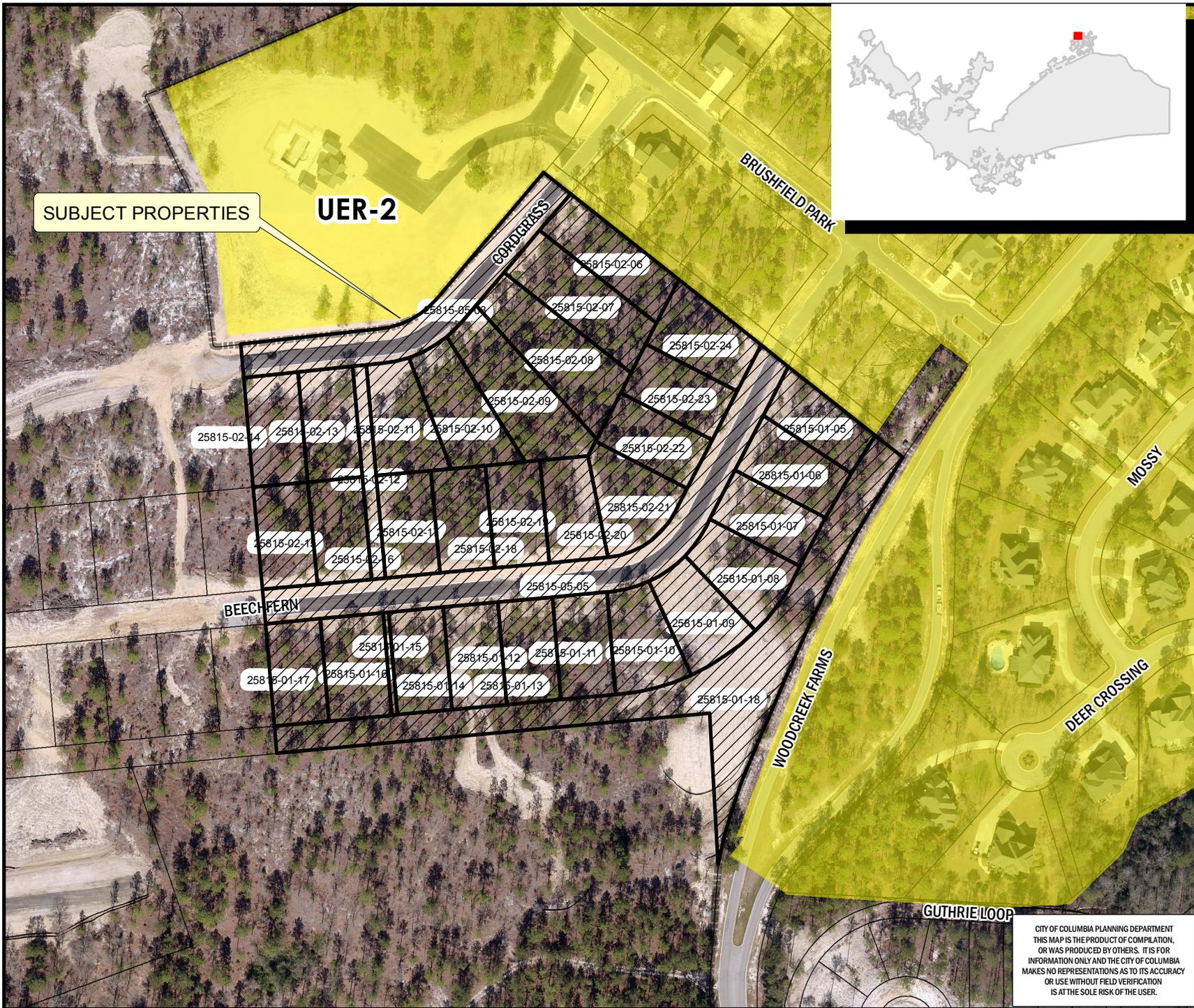
ORIGINAL PREPARATION/DATE:

This map was prepared by:

Ahmed Abdullah
March 22, 2016



We Are Columbia



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

Zoning Map

The Park, Phase Two

ZONING: Existing: PDD (County); Proposed: Interim PUD-R (City)

Department of Planning & Development Services

Legend

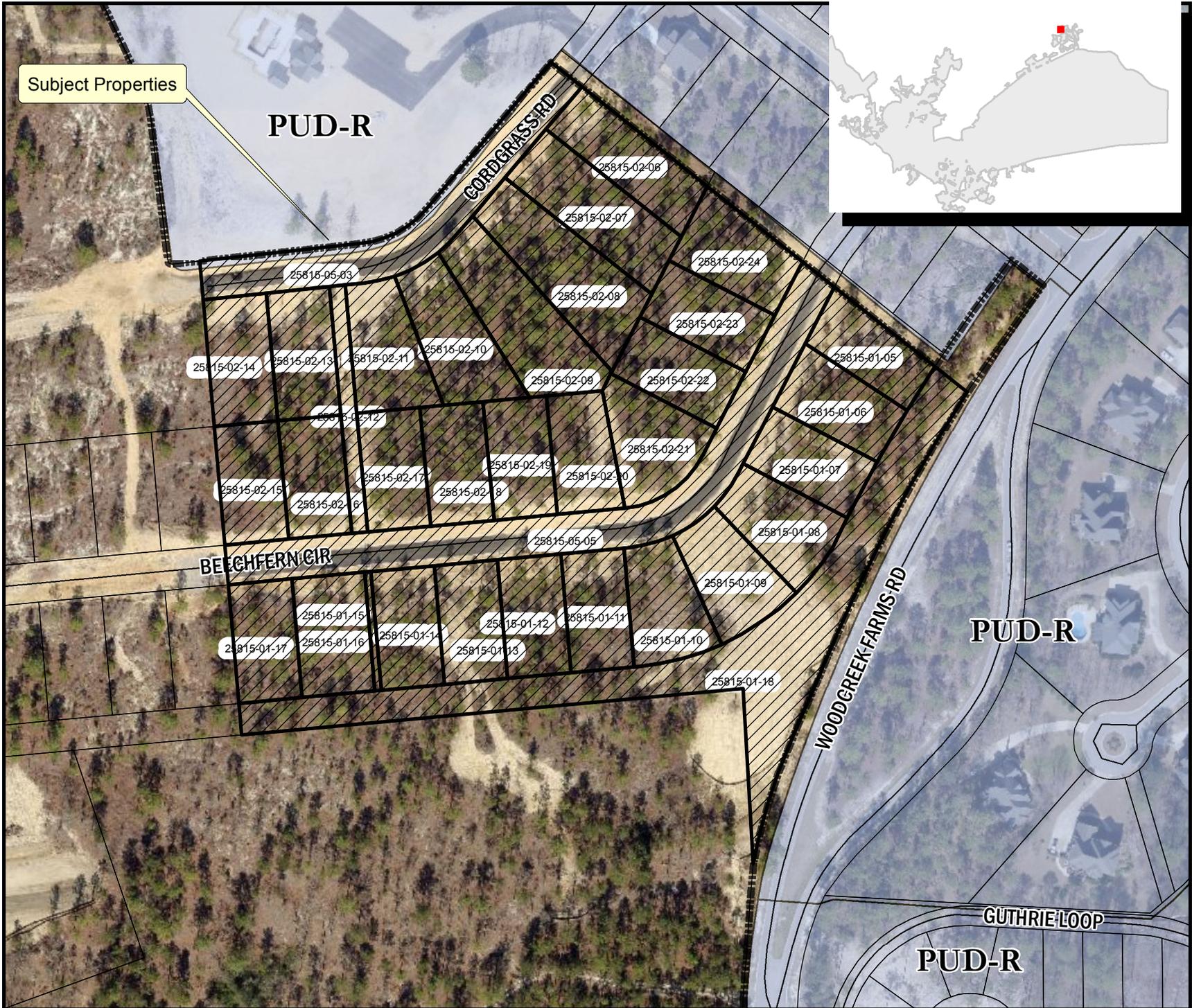
CITY LIMITS
PARCELS

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

0 25 50 100 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
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March 22, 2016

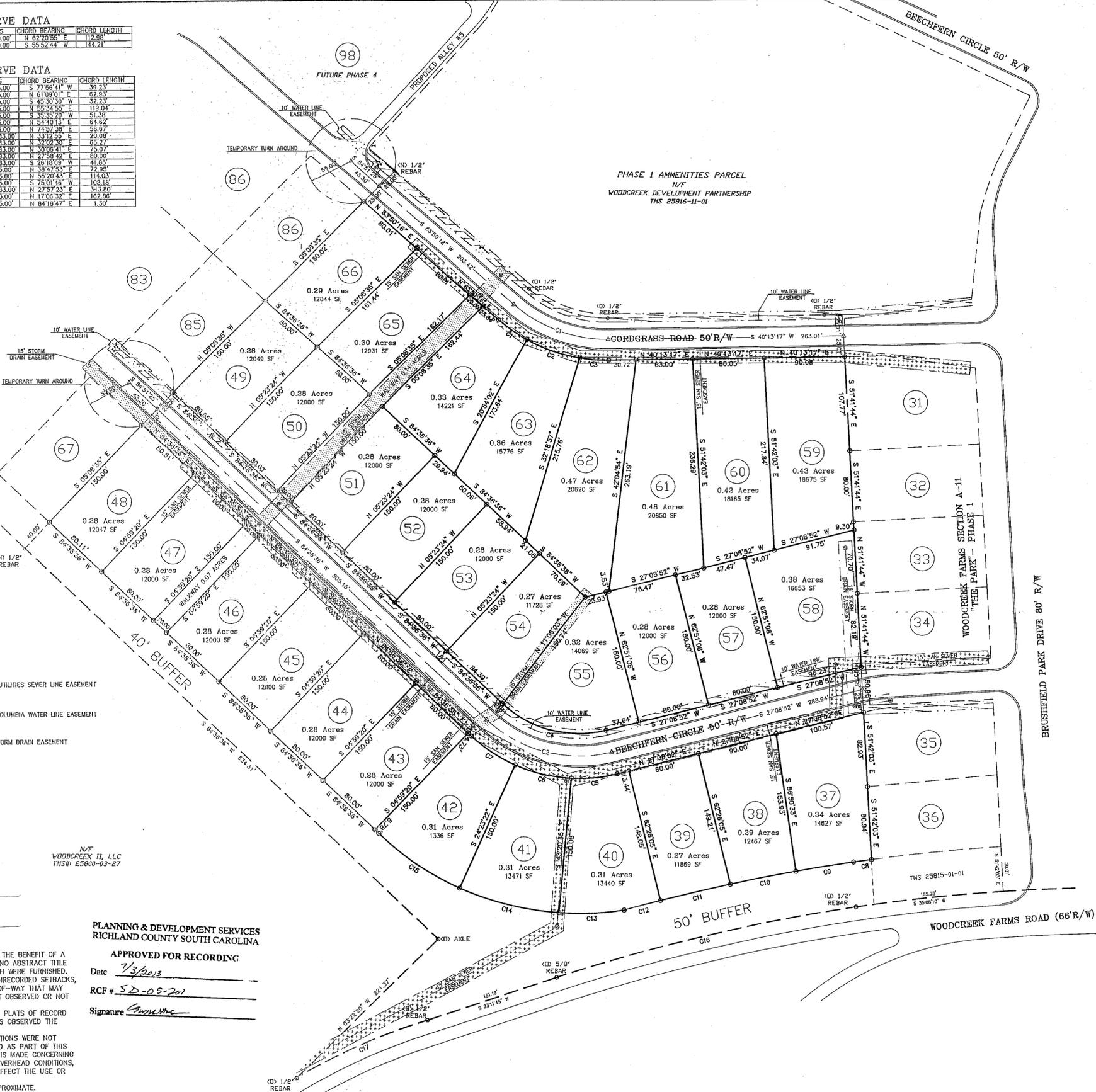
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CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	44.14°	115.84'	150.00'	N 62°20'55" E	112.96'
C2	57.2744°	150.44'	150.00'	S 55°52'44" W	144.21'

CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	12.5220°	39.32'	175.00'	S 77°56'41" W	39.23'
C2	20.1300°	63.78'	175.00'	N 61°09'01" E	62.61'
C3	10.3401°	32.27'	175.00'	S 45°30'30" W	32.23'
C4	56.5206°	124.07'	125.00'	N 55°34'55" E	119.04'
C5	16.5256°	51.58'	175.00'	S 35°38'20" W	51.38'
C6	21.1649°	65.00'	175.00'	N 54°10'13" E	64.82'
C7	19.1758°	58.55'	175.00'	N 74°37'36" E	58.67'
C8	0.3308°	20.00'	2083.00'	N 33°11'59" E	20.08'
C9	1.1434°	65.27'	2083.00'	N 32°02'30" E	65.27'
C10	2.0354°	78.08'	2083.00'	N 30°06'41" E	75.07'
C11	2.1231°	80.01'	2083.00'	N 27°59'42" E	80.20'
C12	1.0905°	41.86'	2083.00'	S 26°18'03" W	41.85'
C13	12.3314°	73.10'	325.00'	N 38°47'53" E	72.95'
C14	20.1228°	114.82'	325.00'	S 35°38'20" W	114.63'
C15	19.0540°	108.69'	325.00'	S 26°01'46" W	108.18'
C16	9.4204°	314.22'	2033.00'	N 27°57'23" E	313.80'
C17	12.2500°	163.18'	125.00'	N 17°02'37" E	162.95'
C18	0.3537°	1.30'	125.00'	N 84°18'47" E	1.30'

N/F
TWO PARKS, LLC
TMS# 25800-03-46
FUTURE PHASE 3



- NI SOUTH CAROLINA UTILITIES SEWER LINE EASEMENT
- EXCLUSIVE CITY OF COLUMBIA WATER LINE EASEMENT
- RICHLAND COUNTY STORM DRAIN EASEMENT

N/F
WOODCREEK II, LLC
TMS# 25800-03-27

Book 1875-2256
2013055415 07/02/2013 14:15:18.713 Plat Overlaid
Fee: \$10.00 County Tax: \$0.00 State Tax: \$0.00



NOTES:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. NO ABSTRACT TITLE SEARCH, NOR TITLE COMMITMENT SEARCH WERE FURNISHED. THERE MAY BE OTHER RECORDED OR UNRECORDED SETBACKS, EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY THAT MAY AFFECT THIS PROPERTY THAT WERE NOT OBSERVED OR NOT SHOWN ON THIS SURVEY.
THIS SURVEY IS BASED ON REFERENCED PLATS OF RECORD AND EXISTING EVIDENCE AND CONDITIONS OBSERVED THE DATE OF THIS SURVEY.
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
EASEMENTS LOCATIONS SHOWN ARE APPROXIMATE.

PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY SOUTH CAROLINA
APPROVED FOR RECORDING
Date 7/3/2013
RCF # SD-09-201
Signature [Signature]

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL 45079C 0165 K DATED 09-29-2010 AND FLOOD INSURANCE RATE MAP PANEL 45079C 0165 K DATED 09-29-2010 AND TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN THEREON.
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

WILLIAM M. BRASINGTON, PROFESSIONAL LAND SURVEYOR - No. 8312

FINAL PLAT OF
WOODCREEK FARMS SECTION A-11
"THE PARK" - PHASE 2

RICHLAND COUNTY - near COLUMBIA, S.C.



NO.	DATE	REVISION / DESCRIPTION	BY
2	6/24/13	REVISED PER RICHLAND COUNTY	WMB
1	6/05/13	REVISIONS PER CITY OF COLUMBIA	WMB



DATE: 11/07/2012
T.M.S.#: 25800-03-28
PORTION OF
CITY FILE# 222-22x
DWG.#: US-454-PH2
SHEET
1 OF 1

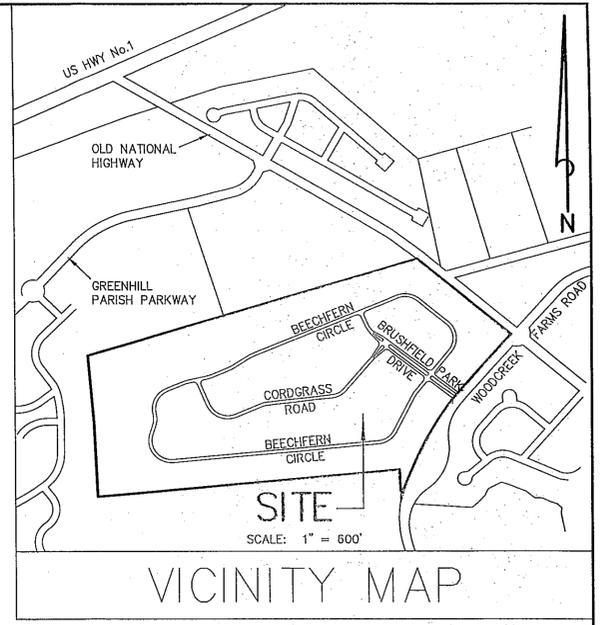
THE OWNER IS:
TWO PARKS, LLC.
1712 WOODCREEK FARMS ROAD
ELGIN, S.C. 29045
TEL: (803)699-9797

THE SEWER OPERATOR IS:
NI SOUTH CAROLINA UTILITIES, INC.
1710 WOODCREEK FARMS RD
ELGIN, S.C. 29045
TEL: (803)699-2422

THE WATER OPERATOR IS:
CITY OF COLUMBIA
POST OFFICE BOX 147
COLUMBIA, SC 29217
TEL: (803)545-3400

THE ENGINEER IS:
WCC ENGINEERING, LLC
5217 TRENNHILL ROAD
FIREST ACRES, SC 29206
TEL: (803)699-7728

THE SURVEYOR IS:
UNITED DESIGN SERVICES, INC.
140 FRIARSGATE BLVD.
IRMO, S.C. 29063
TEL: (803)750-9142



- NOTES & REFERENCES:
- PHASE 2, 12.87 ACRES DIVIDED INTO 30 LOTS INCLUDING 0.21 ACRES OF COMMON AREA/WALKWAYS.
 - PORTION OF RICHLAND COUNTY TAX MAP SHEET 25800 BLOCK 03 LOT 28.
 - EXISTING ZONING: PDD SETBACKS: FRONT = 20' (PRIMARY) 10' (SECONDARY) REAR = 20' SIDES = 5'
 - ALL CORNERS ARE NEW #4 REBARS UNLESS OTHERWISE NOTED.
 - ALL ROAD RIGHTS-OF-WAY TO BE DEDICATED EXCLUSIVELY TO RICHLAND COUNTY FOR PUBLIC USE. LENGTH OF R/Ws = 1526.8 LF / AREA OF NEW R/Ws = 1.75 ACRES.
 - ALL WATER LINE EASEMENTS TO BE DEDICATED EXCLUSIVELY TO THE CITY OF COLUMBIA, THIS INCLUDES A 10' CITY OF COLUMBIA WATER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE METER BOX.
 - ALL SEWER LINE EASEMENTS TO BE DEDICATED TO NI SOUTH CAROLINA UTILITIES, INC., THIS INCLUDES A 10' NI SOUTH CAROLINA, INC. SEWER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE CLEAN OUT.
 - ALL STORM DRAIN EASEMENTS TO BE DEDICATED EXCLUSIVELY TO RICHLAND COUNTY.
 - ALL COMMON AREAS AND BUFFER ZONES TO BE MAINTAINED BY WOODCREEK FARMS HOA.
 - ALL PEDESTRIAN WALKWAYS TO BE MAINTAINED BY WOODCREEK DEVELOPMENT, LLC.
 - IN ACCORDANCE WITH SECTION 26-179 OF THE RICHLAND COUNTY DEVELOPMENT CODE, SIDEWALKS SHALL BE A MINIMUM OF FOUR FEET IN WIDTH. SIDEWALKS ALONG THE FRONT OF ALL LOTS WILL BE CONSTRUCTED BY THE INDIVIDUAL HOMEBUILDER PRIOR TO THE CLOSING. SEE PRELIMINARY PLAN, SHEET 1 OF 1, IN THE CONSTRUCTION DRAWINGS APPROVED.
 - BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED FOR WOODCREEK FARMS DEVELOPMENT, AREA A-11, BY UNITED DESIGN SERVICES, INC. DATED NOVEMBER 16, 2007.

