



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

**THE VILLAGE, PHASE 1A
ANNEX, ASSIGN INTERIM LAND USE CLASSIFICATION URBAN EDGE
RESIDENTIAL SMALL LOT (UER-1)
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 Village, Phase 1A: Oldcreek Farms Road and South Olmstead Lane, Elgin SC		
TMS#	28902-14-01 and 28902-14-02		
Applicant:	D.R. Horton, INC.		
Council District:	4	Census Tract:	114.07
County Land Use Plan:	Neighborhood (Medium Density)	Proposed Interim Land Use Plan:	Urban Edge Residential Small Lot (UER-1)
County Zoning:	PDD – Planned Development	Proposed Interim Zoning:	PUD-R
Current Land Use:	Undeveloped	Proposed Use:	Residential
Reason for Annexation:	Donut Hole / Municipal Services		

CASE HISTORY

Staff Recommendation:	Annex, Assign Interim UER-1 Land Use Classification and Interim PUD-R Zoning	APPROVE
PC Recommendation: 04/04/16	Annex, Assign Interim UER-1 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 0.5 acres. The parcels contain single family homes. The parcels are located near the intersection of N Olmstead Ln and Wood Creek Farms Rd. The entirety of each parcel is currently being considered for annexation.

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcels are in a “Donut Hole” 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.

Donut holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality. These areas pose a number of challenges to the City that can be addressed through annexation. These areas often cause inefficiencies in the delivery of services due to confusion about jurisdiction. Also, if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends subject parcels be designated Urban Edge Residential Small Lot in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Residential Small Lot neighborhoods account for a significant portion of the City’s existing residential neighborhoods. This development type is appropriate as development on large lots or as redevelopment in the outer areas of Columbia. Most of these developments are relatively modern and occurred after 1970. Urban Edge Residential Small Lot developments generally do not continue the grid and block pattern found in the urban core neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections. Culs-de-sac are the most prominent in this development type.

Primary Types

- Single-family Detached.

Tertiary Types

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small
- Small Format Business/Employment (excl. Flex)
- Small Format Civic/Institutional
- Cemeteries and 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 designated with the interim zoning 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-1 land use classification. Recommend to City Council Annex said land with interim UER-1 land use classification and interim zoning of PUD-R.

City of Columbia

Oldcreek Farms Road and South Olmstead Lane



Wednesday, March 23, 2016



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

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We Are Columbia



Future Land Use Map

The Village, Phase 1A: Oldcreek Farms Road and South Olmstead Lane, TMS# 28902-14-01 and 28902-14-02. Interim FLU: UER-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 45 90 180 Feet

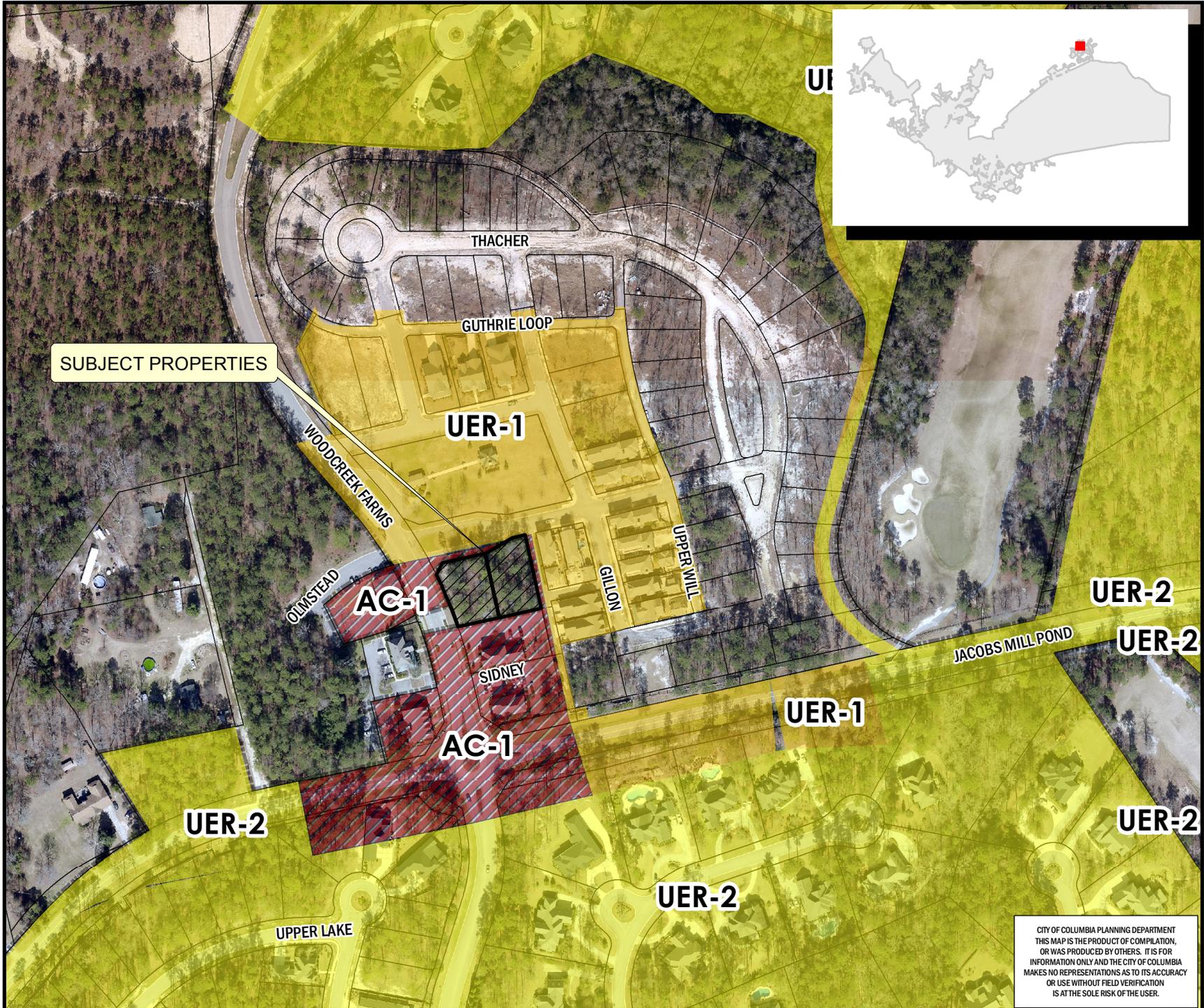
ORIGINAL PREPARATION/DATE:

This map was prepared by:

Ahmed Abdullah
March 22, 2016



We Are Columbia



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning & Development Services

The Park, Phase 1A: Oldcreek Farms Road and South Olmstead Lane, TMS# 28902-14-01 and 28902-14-02

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

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 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
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