



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

**THE PARK, PHASE 3A
ANNEX, ASSIGN INTERIM LAND USE CLASSIFICATION URBAN EDGE
RESIDENTIAL LARGE LOT (UER-2)
AND ASSIGN INTERIM ZONING OF PUD-R
(PLANNED UNIT DEVELOPMENT, RESIDENTIAL)**

May 2, 2016 at 5:15pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property:	The Park, Phase Three A: 40' Buffer, Vacant Lot, 1340, 1334, 1328, 1322, 1316, 1308, 1302, 1296, 1292, 1286, 1341, 1335, 1329, 1323, 1317, 1311, 1303, 1297, 1291, 1285 Beechfern Circle, and 50' Beechfern Circle 50' R/W		
TMS#	25815-01-19, 25815-01-20, 25815-01-21, 25815-01-22, 25815-01-23, 25815-01-24, 25815-01-25, 25815-01-26, 25815-01-27, 25815-01-28, 25815-01-29, 25815-01-30, 25815-02-26, 25815-02-27, 25815-02-28, 25815-02-29, 25815-02-30, 25815-02-31, 25815-02-32, 25815-02-33, 25815-02-34, 25815-02-35, and 25815-05-06		
Applicant:	PRIME DEVELOPMENT, LLC, 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: 05/02/2016	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 10.47 acres. The properties have been subdivided by Richland County. The lots are planned for 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-R Planned Unit Development - Residential 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

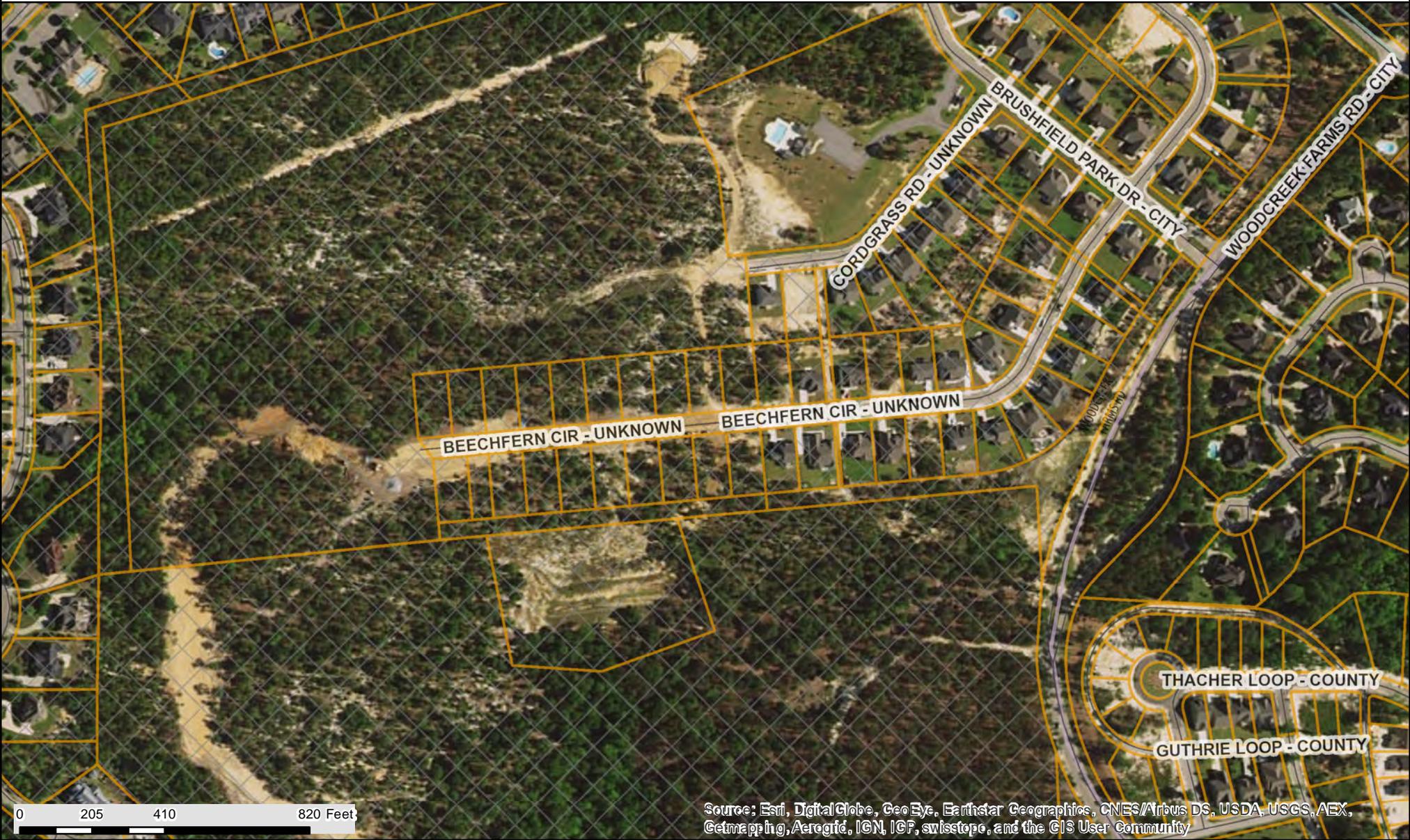
Recommend approval of a resolution assigning interim UER-2 land use classification. Recommend to City Council Annex said land with interim UER-2 land use classification and interim zoning of PUD-R.

City of Columbia

The Park Phase 3A



Thursday, March 24, 2016



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 Three A. Interim FLU: UER-2

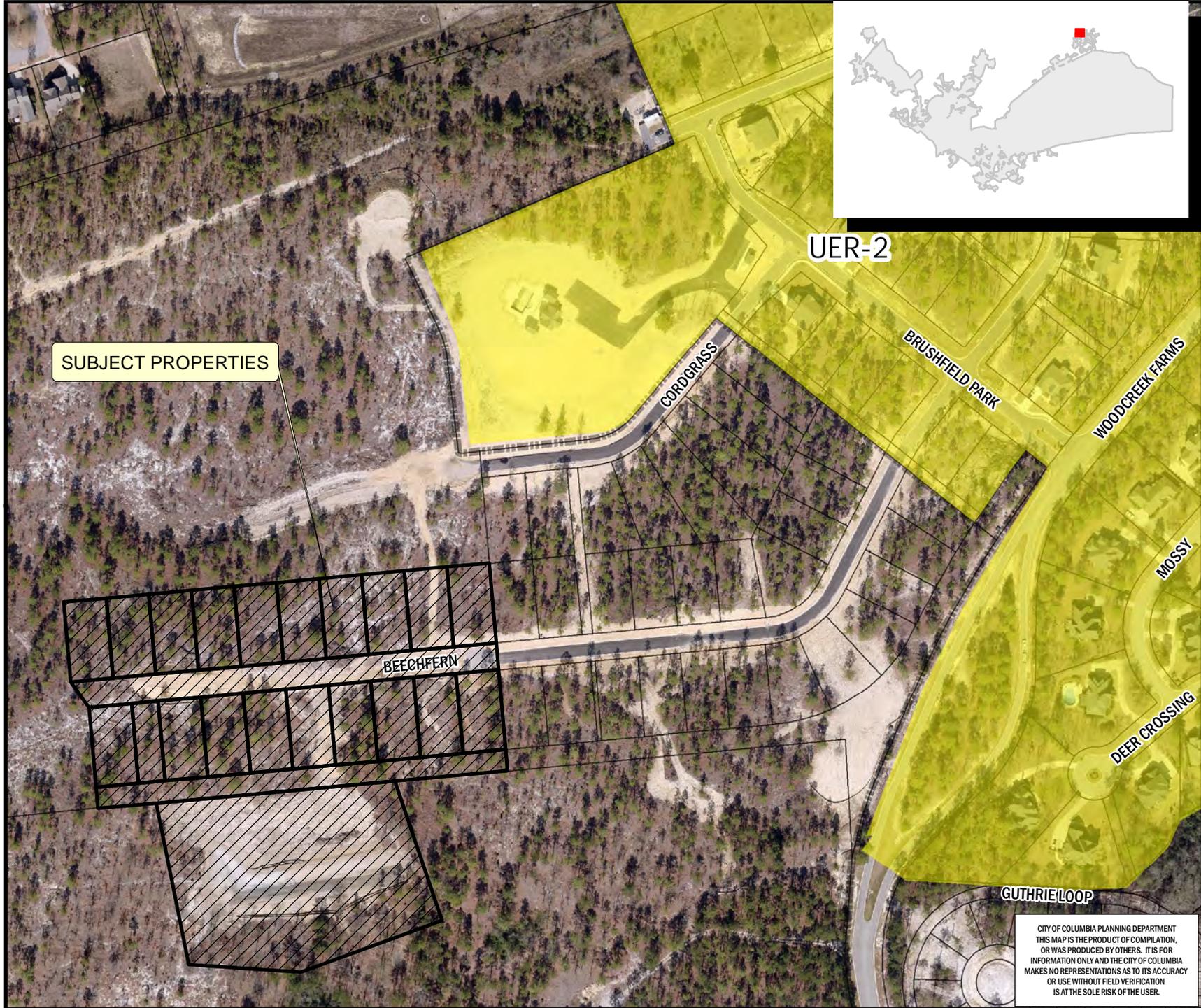
Department of Planning & Development Services

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 45 90 180 Feet



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



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

Zoning Map

The Park, Phase Three A
ZONING: Existing: PDD (County); Proposed: Interim PUD-R (City)

Department of Planning & Development Services

Legend

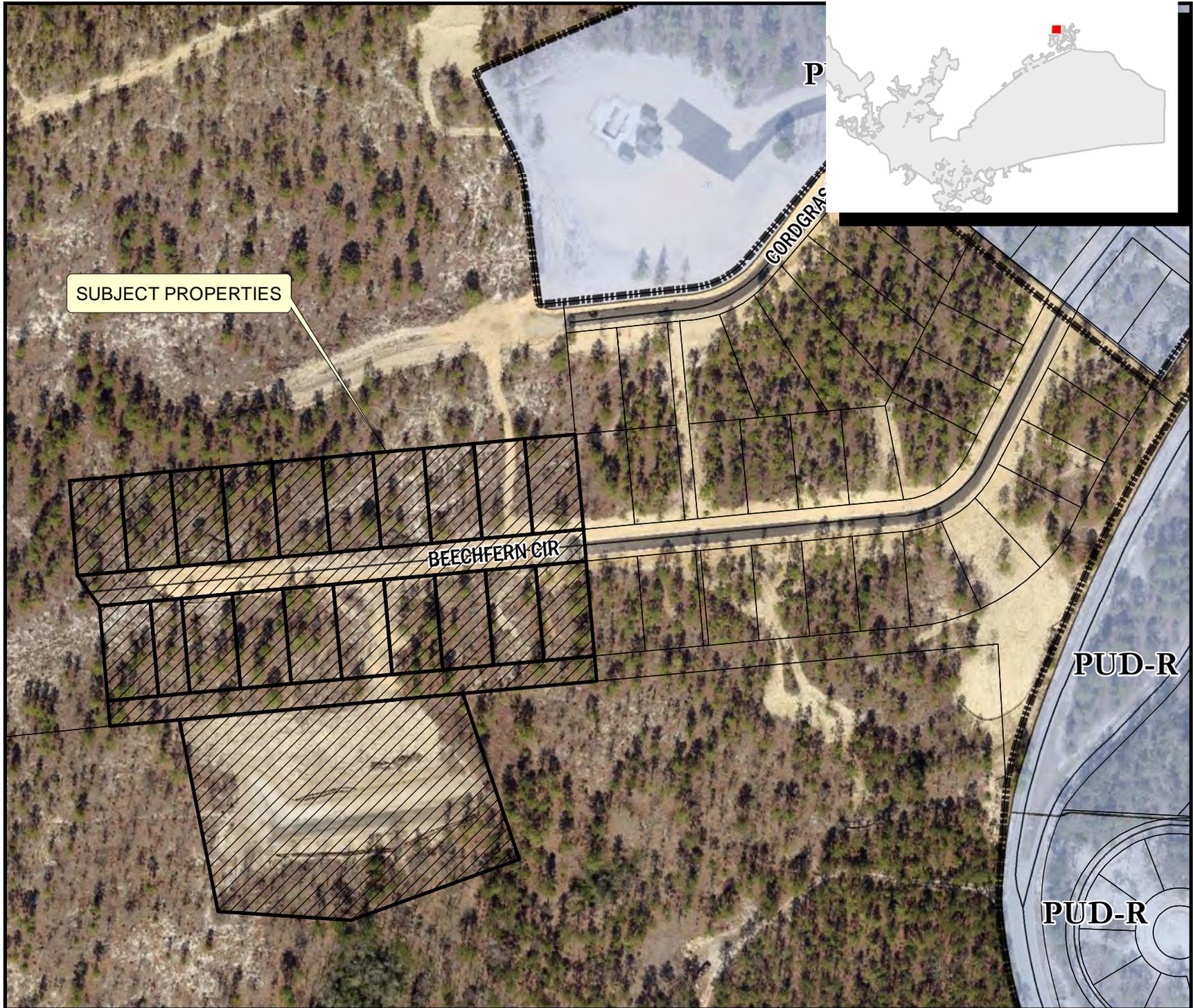
CITY LIMITS
 PARCELS

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 30 60 120 Feet

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

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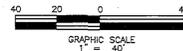
THE OWNER IS:
TWO PARKS, LLC
1712 WOODCREEK FARMS ROAD
ELGIN, S.C. 29045
TEL: (803)699-9797

THE ENGINEER IS:
WCC ENGINEERING, LLC
5217 TRENHOLM ROAD
COLUMBIA, S.C. 29206
TEL: (803)699-7728

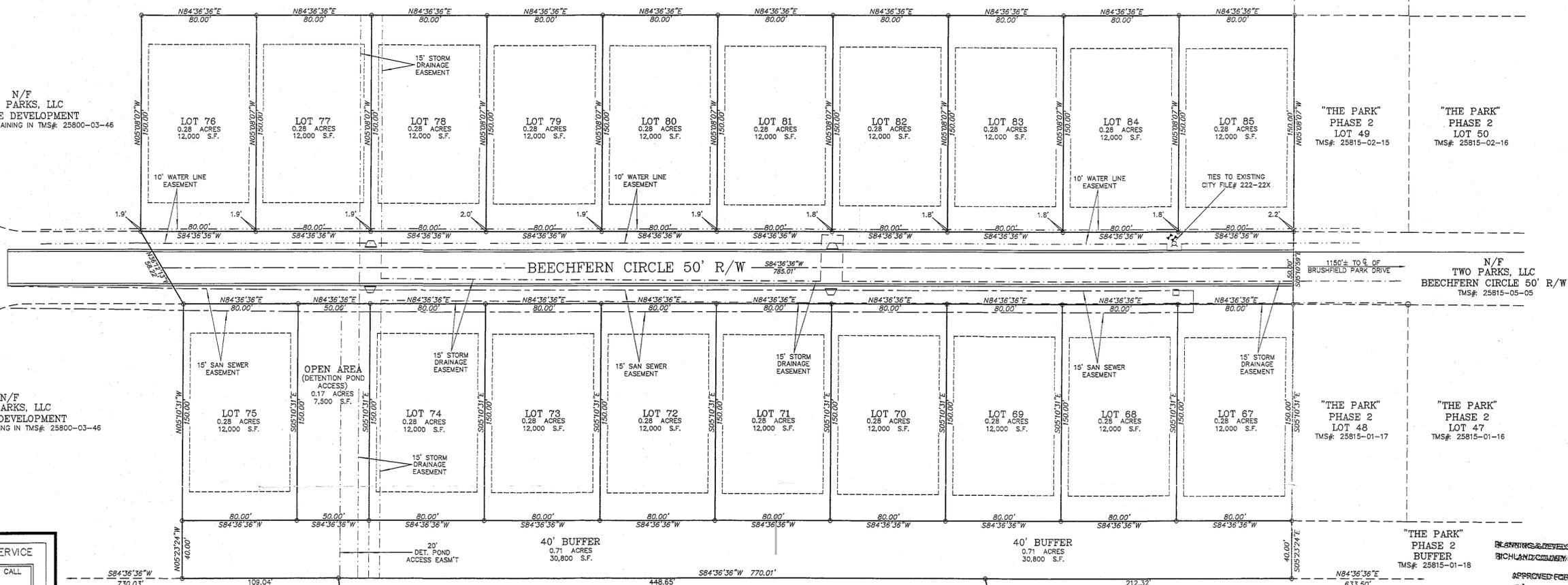
THE SURVEYOR IS:
BELTER & ASSOCIATES, INC.
144 FRIARSGATE BLVD.
(PO BOX 731)
IRMO, S.C. 29063
TEL: (803)732-4004

THE SEWER OPERATOR IS:
PALMETTO OF RICHLAND COUNTY
1710 WOODCREEK FARMS ROAD
ELGIN, SC 29045
TEL: (803)699-2422

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



N/F
TWO PARKS, LLC
FUTURE DEVELOPMENT
36.3 ACRES± REMAINING IN TMS# 25800-03-46

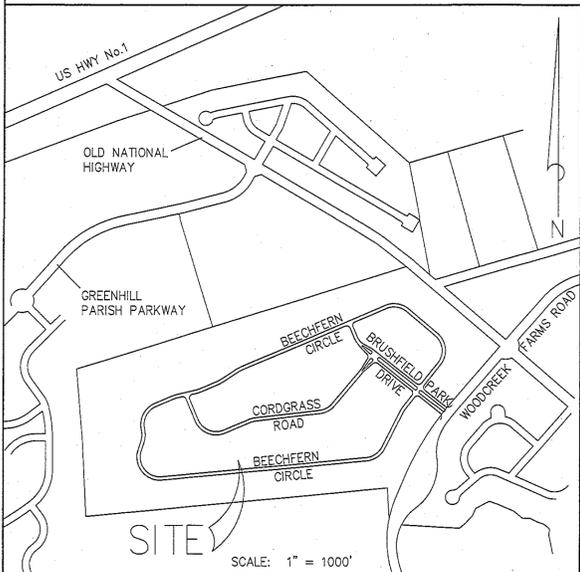


NO.	DATE	PAGE	PLAT BOOK	REVISION	BY
2	07-15-15	1		REVISED PER RICHLAND COUNTY COMMENTS	CBR
1	07-10-15	1		REVISED PER CITY OF COLUMBIA COMMENTS	CBR

BELTER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
144 FRIARSGATE BLVD.
IRMO, S.C. 29063
PHONE # (803) 732-4004

PALMETTO UTILITY LOCATION SERVICE
3 DAYS BEFORE DIGGING CALL
811
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



N/F
TWO PARKS, LLC
FUTURE DEVELOPMENT
TMS# 25800-03-27

DETENTION POND PARCEL
3.36 ACRES/146156 S.F. - TWO PARKS, LLC
PORTION TMS# 25800-03-27

N/F
TWO PARKS, LLC
FUTURE DEVELOPMENT
TMS# 25800-03-27

NOTES & REFERENCES:

- PHASE 3: 10.37 ACRES DIVIDED INTO 19 LOTS, INCLUDING AN 0.17 ACRE OPEN AREA, A 0.71 ACRE OF BUFFER AREA, AND A 3.36 ACRE DETENTION POND PARCEL.
- RICHLAND COUNTY TAX MAP SHEET 25800 BLOCK 03 LOT 46.
- I HEREBY CERTIFY THAT I CONSULTED THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANELS #45079C 0165 K & 280 K, DATED 09-29-2010. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS NOT LOCATED IN A SFHA.
- EXISTING ZONING: PDD SETBACKS FRONT = 20' (PRIMARY) 10' (SECONDARY) REAR = 20' SIDES = 5'
- ALL IRONS ARE (N) 1/2" REBAR UNLESS OTHERWISE SHOWN.
- ALL RIGHT-OF-WAY ARE RESERVED AND DEDICATED TO RICHLAND COUNTY FOR PUBLIC USE.
- BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED FOR WOODCREEK FARMS DEVELOPMENT, AREA A-11 BY UNITED DESIGN SERVICES, INC., DATED NOVEMBER 16, 2007.
- ALL OPEN AREA, DETENTION POND ACCESS AND BUFFER ZONES TO BE MAINTAINED BY WOODCREEK FARMS HOA.
- ALL WATER LINE EASEMENTS ARE RESERVED AND 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 STORM DRAINAGE ARE RESERVED AND DEDICATED EXCLUSIVELY TO RICHLAND COUNTY.
- ALL SEWER EASEMENTS ARE RESERVED AND DEDICATED EXCLUSIVELY TO PALMETTO OF RICHLAND COUNTY. THIS INCLUDES A 10' PALMETTO OF RICHLAND COUNTY SEWER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE CLEAN OUT.
- TOTAL LENGTH OF ROADWAY IS 785 LF / AREA = 0.90 ACRE
- 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 AND OPEN AREA WILL BE CONSTRUCTED BY THE INDIVIDUAL HOMEOWNER PRIOR TO THE CLOSING. SEE PRELIMINARY PLAN, SHEET 1 OF 1, IN THE CONSTRUCTION DRAWINGS APPROVED. ALSO, THE PORTION OF SIDEWALK ALONG THE FRONT OF THE OPEN AREA TO BE CONSTRUCTED BY TWO PARKS, LLC.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS SURVEY AS SPECIFIED THEREIN. ALSO THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.

DATE: 7/9/2015
WILLIAM M. BRASINGTON
SCPLS 9312

SCALE: 1" = 40'
DATE: 06-16-2015
DRAWN: WMB
CHECKED: C. BRADLEY, JR.
SHEET 1 OF 1

BONDED PLAT OF
WOODCREEK FARMS AREA A-11
"THE PARK" - PHASE 3-A
CITY FILE# 222-22x
AAA-095