



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

**1048 DREYFUS ROAD  
ANNEX, ASSIGN LAND USE CLASSIFICATION URBAN CORE MIXED  
RESIDENTIAL – TYPE 2 (UCMR-2) AND  
ASSIGN ZONING OF DEVELOPMENT DISTRICT (D-1), AND  
FLOODWAY AREA (-FW) AND FLOODPLAIN AREA (-FP) WHERE APPLICABLE**

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

<b>Subject Property:</b>	1048 Dreyfus Road		
<b>TMS#</b>	11204-02-04		
<b>Applicant:</b>	The City of Columbia		
<b>Council District:</b>	2	<b>Census Tract:</b>	28
<b>County Land Use Plan:</b>	Mixed Residential (High Density)	<b>Proposed Land Use Plan:</b>	Urban Core Mixed Residential Type 2 (UCMR-2)
<b>County Zoning:</b>	Light Industrial District (M-1)	<b>Proposed Zoning:</b>	Development District (D-1), - Floodway Area (-FW) and Floodplain Area (-FP) where applicable
<b>Current Land Use:</b>	Undeveloped	<b>Proposed Use:</b>	Open Space
<b>Reason for Annexation:</b>	Primary Urban Service Area / Municipal Services		

**CASE HISTORY**

Staff Recommendation:	Annex, Assign UCMR-2 Land Use Classification and D-1, -FW, and -FP Zoning	APPROVE
PC Recommendation: 05/02/2016	Annex, Assign UCMR-2 Land Use Classification and D-1, -FW, and -FP Zoning	PENDING

**APPLICATION REQUEST**

Applicant is requesting annexation to receive City services, and to bring City-owned land under City of Columbia jurisdiction.

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## APPLICATION REQUEST AND CURRENT PARCEL CHARACTERISTICS/CONDITIONS

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The property is approximately 8.42 acres; the entire parcel has been offered for annexation. The parcel is located within the Primary Urban Service Area.

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### PLANS, POLICIES, AND LAND USE

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#### *Urban Service Area*

Subject parcel is in a “Primary 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” 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 up 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 parcel be designated “Urban Core Mixed Residential Type 2” (UCMR-2) in The Columbia Plan 2018 Future Land Use Map.

Urban Core Mixed Residential Type 2 neighborhoods are appropriate in the central city, inner ring areas and a couple blocks off major corridors throughout Columbia. This development type may represent existing and historic neighborhoods and a development form appropriate for medium to large scale redevelopment or infill sites. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential neighborhoods but scale is always important. Urban Core Mixed Residential Type 2 neighborhoods have smaller-scale residential buildings, with single-family homes being a dominant use. Urban Core Mixed Residential Type 2 will usually transition from Urban Core Mixed Residential Type 1 to Urban Core Residential as development moves further from main arterials and activity centers.

#### **Primary Types**

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

#### **Secondary Types**

- Multi-family Small

#### **Tertiary Types**

- Small Format Commercial
- Small Format Civic/
- Institutional
- Small Format Business/
- Employment (excl. Flex)

#### *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. The parcel is located within the planning area for the Capital City Mill District Area Plan; this planning process is underway but not yet complete.

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### PROPOSED ZONING DISTRICT SUMMARY

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The parcel and surrounding parcels are currently zoned M-1 in Richland County and surrounding parcels within the City of Columbia are M-1 and RG-2.

The parcel is proposed to be zoned D-1 Development District within the City of Columbia, and Floodway Area (-FW) and Floodplain Area (-FP) where applicable.

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.

#### **STAFF RECOMMENDATION**

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Recommend approval of a resolution assigning UCMR-2 land use classification. Recommend to City Council the adoption of an ordinance assigning UCMR-2 land use classification and recommendation to City Council to apply D-1 zoning, and –FW and –FP zoning where applicable, at the time of annexation.



# Future Land Use Map

1048 Dreyfus, TMS# 11204-02-01; FLU: UCMR-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



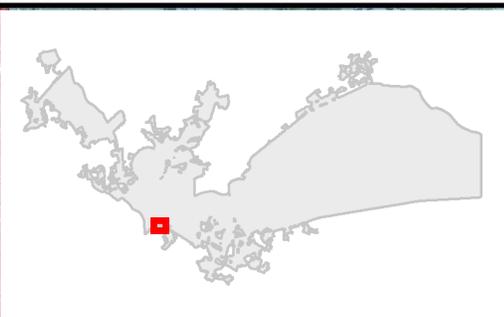
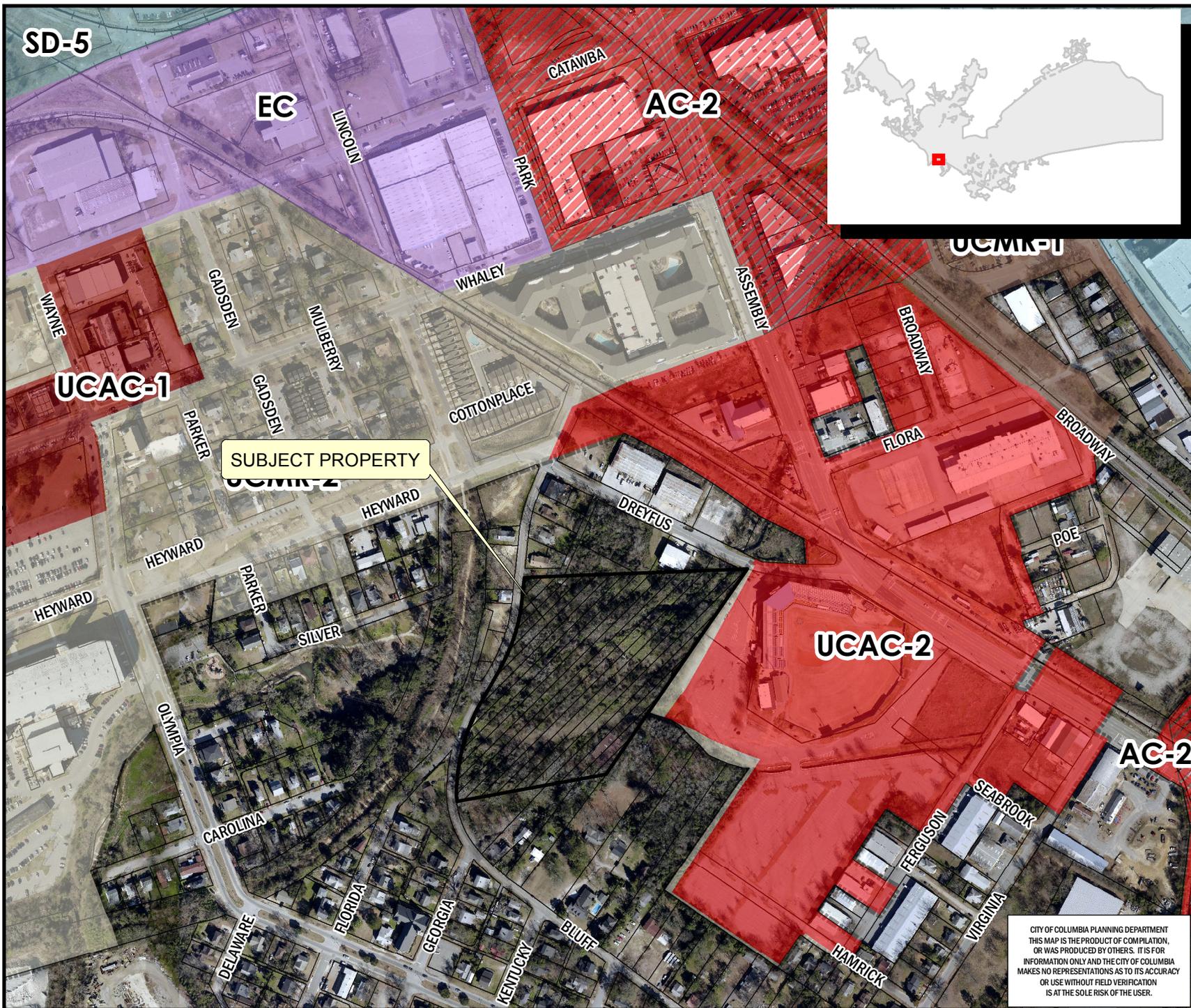
0 75 150 300 Feet

ORIGINAL PREPARATION/DATE:  
This map was prepared by:

Ahmed Abdullah  
April 7, 2016



We Are Columbia



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# Zoning Map

1048 Dreyfus Road, TMS# 11204-02-01

Existing Zoning: Richland County M-1; Proposed Zoning: D-1

Department of Planning & Development Services

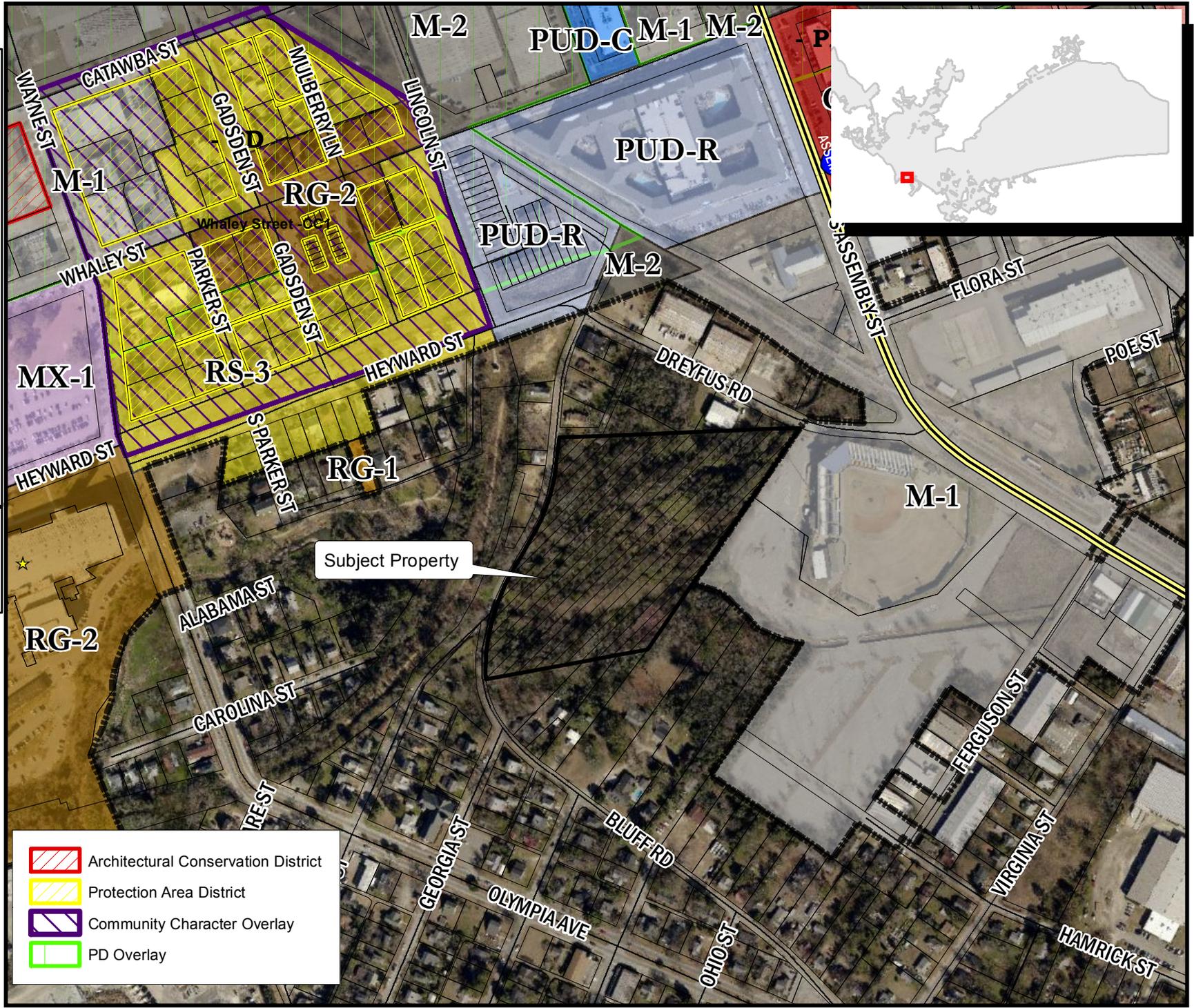
**Legend**

CITY LIMITS  
 PARCELS


0 100 200 400 Feet

**ORIGINAL PREPARATION/DATE:**  
 This map was prepared by:  
 Leigh DeForth  
 April 14, 2016

**DISCLAIMER:**  
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	Architectural Conservation District
	Protection Area District
	Community Character Overlay
	PD Overlay

