



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

**1501 SAINT ANDREWS ROAD
ANNEX, ASSIGN LAND USE CLASSIFICATION
NEIGHBORHOOD ACTIVITY CORRIDOR (AC-1))
AND ZONE PROPERTY
C-3 (GENERAL COMMERCIAL)**

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

Subject Property:	1501 Saint Andrews Road		
TMS#	06113-02-33		
Applicant:	KAL STONE LLC		
Council District:	1	Census Tract:	104.7
County Land Use Plan:	Mixed Residential (High Density)	Proposed Land Use Plan:	Neighborhood Activity Corridor (AC-1)
County Zoning:	GC	Proposed Zoning:	General Commercial District (C-3)
Current Land Use:	Undeveloped	Proposed Use:	Commercial
Reason for Annexation:	Long Range / Municipal Services		

CASE HISTORY

Staff Recommendation:	Annex, Assign AC-1 Land Use Classification and C-3 Zoning	APPROVE
PC Recommendation: 05/02/16	Annex, Assign AC-1 Land Use Classification and C-3 Zoning	PENDING

APPLICATION REQUEST

Applicant is requesting annexation in receive city services; the parcel is adjacent to the City. The property is located in a long range area.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The subject parcel is 2.12 acres and located at 1501 Saint Andrews Road. The entire referenced parcel has been offered for annexation.

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is contiguous to the City's corporate boundary and is not currently located within a donut hole, primarily area, or secondary service area. The property has a water covenant.

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.

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.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends the subject parcel be designated Neighborhood Activity Corridor (AC-1) in The Columbia Plan 2018 Future Land Use Map.

Neighborhood Activity Corridors are a linear extension of a Neighborhood or Community Activity Center. They contain nearly identical building types and uses to a Neighborhood Activity Center; the primary difference is the configuration of the lots and the lack of an internal subdivision or street network. Uses are built on frontage lots along principal and minor arterial roadways. They serve surrounding neighborhoods within a 1-mile drive or a 15 minute walk and typically consist of a limited collection of commercial and service uses.

Primary Types

- Small Format Business / Employment (excl. Flex)
- Small Multi-family Mixed-use

Secondary Types

- Civic/Institutional
- Multi-family Small and Medium
- Single-family Attached

Tertiary Types

- Cemeteries & Mausoleums
- Parking Structures and Lots

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

The subject parcel is covered by the *Broad River Corridor and Community Master Plan*, which was developed in August 2010 as a partnership between Richland County, Central Midlands Council of Governments, and the City of Columbia. It is located within the St. Andrews East Neighborhoods Sub-Area as designated by the Plan, and is within a half-mile radius of the designated St. Andrews Business Assistance/Community Center Catalyst Project and Neighborhood Activity Center. The Plan indicates that the proposed land use character district for this area should be the Transition Mixed-Use District, which should include mid-rise buildings between 2-4 stories in height consisting of a diverse stock of attached housing types and neighborhood commercial uses. A portion of the property is within a half mile of the designated St. Andrews Neighborhood Activity Center.

PROPOSED ZONING DISTRICT SUMMARY

The parcel and surrounding parcels are currently zoned GC General Commercial in Richland County and surrounding parcels within the City of Columbia are C-3.

The parcel is proposed to be zoned C-3 General Commercial District within the City of Columbia. This district is designed to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics. Certain related structures and uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

STAFF RECOMMENDATION

Recommend approval of a resolution assigning the AC-1 land use classification. Recommend to City Council the adoption of an ordinance assigning the AC-1 land use classification and the recommendation to City Council to apply C-3 zoning at the time of annexation.



NO NAME

NO NAME

NO NAME

NO NAME

NO NAME

SAINT ANDREWS

MEADOWLAND

MEADOWLAND

SAINT ANDREWS

Future Land Use Map

1501 Saint Andrews Road, TMS# 06113-02-33; FLU: AC-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

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ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Ahmed Abdullah
 April 7, 2016



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Zoning Map

1501 Saint Andrews Road, TMS# 06113-02-33
 Existing Zoning: Richland County GC; Proposed Zoning: C-3

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	



0 50 100 200
 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:

Leigh DeForth
 April 14, 2016

DISCLAIMER:

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