



**PLANNING COMMISSION
COMPREHENSIVE PLAN – FUTURE LAND USE MAP AMENDMENT
CASE SUMMARY**

**AMEND THE MAP FROM AC-1 (NEIGHBORHOOD ACTIVITY CORRIDOR)
TO UER-1 (URBAN EDGE RESIDENTIAL SMALL LOT)**

**S. OLMSTED LANE
(TMS# 28902-09-01(p))**

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

Subject Property:	S. Olmsted Lane; TMS# 28902-09-01(p)		
Applicant:	City of Columbia		
Council District:	4	Census Tract:	114.07
Current Land Use Plan:	AC-1	Proposed Land Use Plan:	UER-1
Present Use:	Road right-of-way	Proposed Use:	Road right-of-way (no change)

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The parcel located on South Olmsted Lane and consists of approximately 1.16 acres which constitutes the rights-of-way for South Olmsted Lane, Upper Will Way, and a portion of Gillon Lane. The majority of the parcel is classified as UER-1, however a small portion is designated AC-1. As the properties which are adjacent to the AC-1 designation have been offered for annexation, and as said parcels have been developed as spec homes and are proposed to be annexed with the UER-1 designation, UER-1 is a more appropriate designation for the adjacent right-of-way.

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

A portion of the parcel identified as South Olmsted Lane (TMS# 28902-09-01) is designated “**Neighborhood Activity Corridor**” (AC-1) in *The Columbia Plan 2018 Future Land Use Map*, while the remaining majority of the parcel is designated **Urban Edge Residential Small Lot** (UER-1).

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.

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 remaining 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 most prominent in this development type.

Neighborhood Activity Corridor:

Primary Types:

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

Secondary Types:

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

Tertiary Types:

- Cemeteries & Mausoleums
- Parking Structures and Lots

Urban Edge Residential Small Lot:

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 Institutional
- Cemeteries & Mausoleums

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.

STAFF RECOMMENDATION

Recommend approval of a resolution recommending to City Council the adoption of an amendment to Chapter 8.3 of *The Columbia Plan 2018 – Future Land Use Map* to classify the entirety of the parcel as UER-1.

Future Land Use Map

S. Olmsted Lane, TMS# 29802-09-01(P); EwttgpnvFLU: CE/3

Department of Planning & Development Services

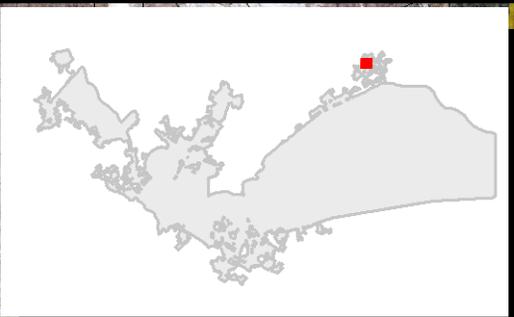
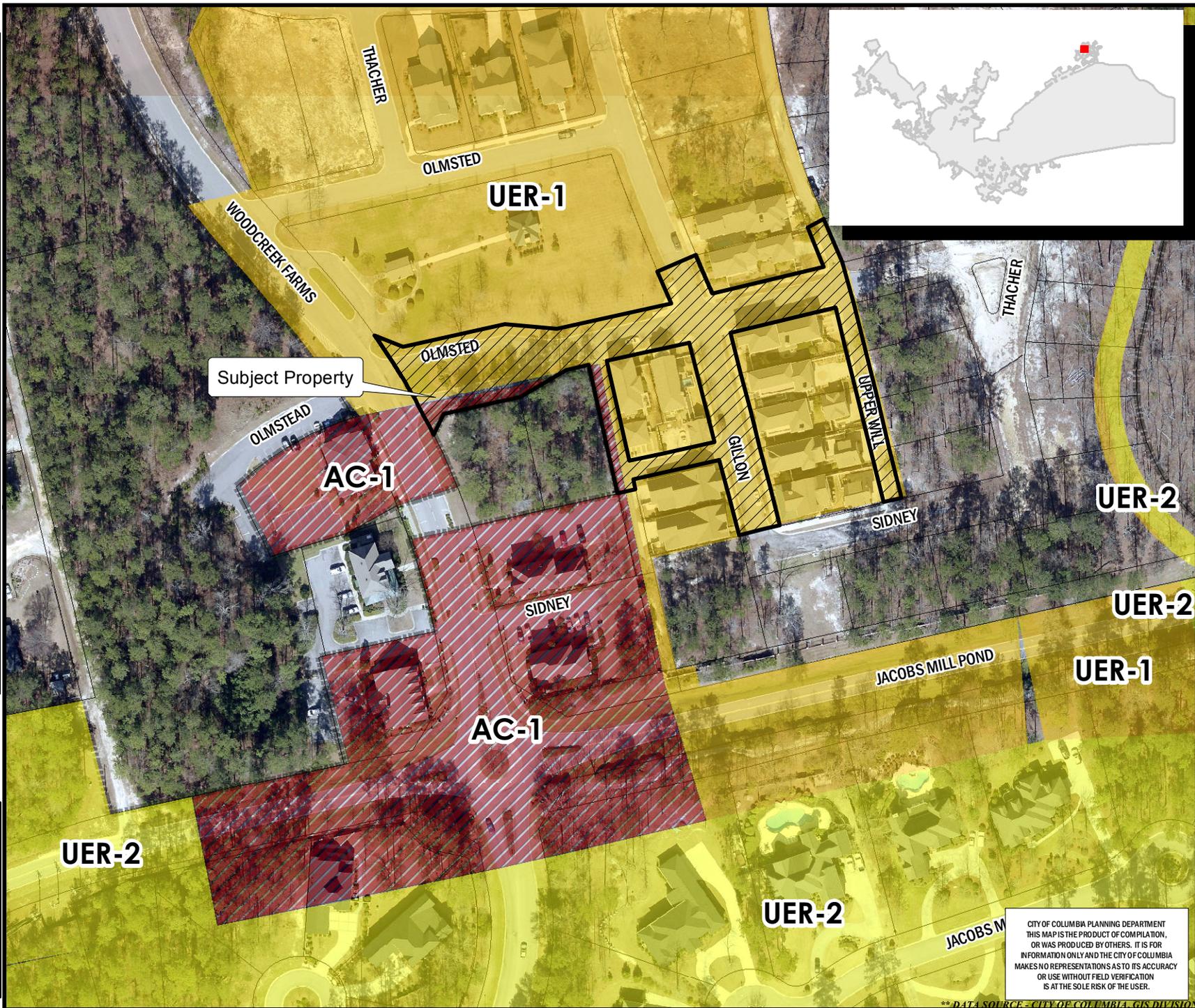
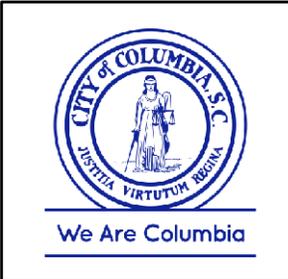
Legend

-  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 25 50 100 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Leigh DeForth
April 13, 2016



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DATA SOURCE: CITY OF COLUMBIA GIS DIVISION