PLANNING COMMISSION

June 6, 2016 at 5:15pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ANNEXATION, INTERIM COMPREHENSIVE PLAN MAP AMENDMENT, AND INTERIM ZONING MAP AMENDMENT CASE SUMMARY 1104 DEERPARK DRIVE, TMS# 28900-01-41

Council District: 4

Proposal: Request to annex, assign interim Urban Edge Residential Large Lot (UER-2) Land Use Classification and interim PUD-R, -FP where applicable Zoning. The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned as PDD by Richland County.

Applicant: Prime Development LLC, 1712 Woodcreek Farms Road, Elgin, SC 29045

Staff Recommendation: APPROVE — Annex, Assign Interim UER-2 Land Use Classification and Interim PUD-R, -FP Zoning

PC Recommendation: PENDING, 06/06/2016 — Annex, Assign Interim UER-2 Land Use Classification and Interim PUD-R, -FP Zoning

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 200.42 acres
Current Use: Undeveloped
Proposed Use: Residence
Reason for Annexation: Secondary / Municipal Services
Urban Service Area: Secondary
Current Land Use Classification: Neighborhood / Medium Density (Richland County)
Proposed Land Use Classification: Urban Edge Residential Large Lot (UER-2)
Current Richland County Zoning: Planned Development District (PDD)
Proposed Zoning: Planned Unit Development – Residential, -Flood Protective Area where applicable (PUD-R, -FP where applicable)
Census Tract: 114.07

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is 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 the City of Columbia 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.

Secondary areas are those areas where the City determines it logical or advantageous to provide services, but where all services 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 need to be accomplished to determine the possible impact on revenue. 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 that the subject parcel be designated Urban Edge Residential Large Lot (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 parcel is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned Planned Development District (PDD) by Richland County, and surrounding parcels are currently zoned PDD by Richland County. Surrounding parcels within the City of Columbia are zoned Planned Unit Development – Residential District (PUD-R), with –Flood Protective Area (-FP) where applicable.

The proposed City of Columbia zoning district is Planned Unit Development – Residential District (PUD-R), with –Flood Protective Area (-FP) where applicable.

Planned Unit Development Districts

(a) Intent. 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.

(b) *Types of districts.* Two types of districts accommodating primarily residential or nonresidential uses are created as follows:

(1) *PUD-R Planned Unit Development—Residential.* The PUD-R district is intended to accommodate residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.

(2) *PUD-C Planned Unit Development—Commercial.* The PUD-C district is intended to accommodate primarily nonresidential uses, with residential uses integrated into the design of such districts as secondary uses.

(c) *Design and planning features.* The types of residential dwelling units and the types of nonresidential uses allowed to be established in such districts increase with increasing site size of such districts, based upon the premise that increased site size will allow proper design, including functional interrelations, buffer treatments separating uses with potentially incompatible characteristics of use, design of access patterns, and relationships of uses within such planned unit developments with uses in adjacent districts. It is the intent of this article that such design and planning features be incorporated properly into any PUD district hereafter created, and that the planning commission and city council shall consider the existence and appropriateness of such features before any amendment to the zoning map is adopted to create such district.

-Flood Protective Area (-FP)

Certain areas within the city are subject to periodic inundation by floodwater, which results or may reasonably be foreseen to result in loss of life and property, health and safety hazards, disruption of commerce and governmental services and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare. These hazards are caused or extended in part by the occupancy of flood hazard areas by uses which increase flood damage upon other lands or uses which are vulnerable to floods because they are inadequately elevated or not otherwise protected from flood damages. It is, therefore, the intent of this article to lessen such hazards or losses by restricting or prohibiting uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities; by requiring that uses vulnerable to floods be protected against flood hazards at the time of initial construction; and by controlling filling, grading, mineral extraction, placing of obstructions within flood channels and other activities, uses or characteristics of use which may increase flood damage.

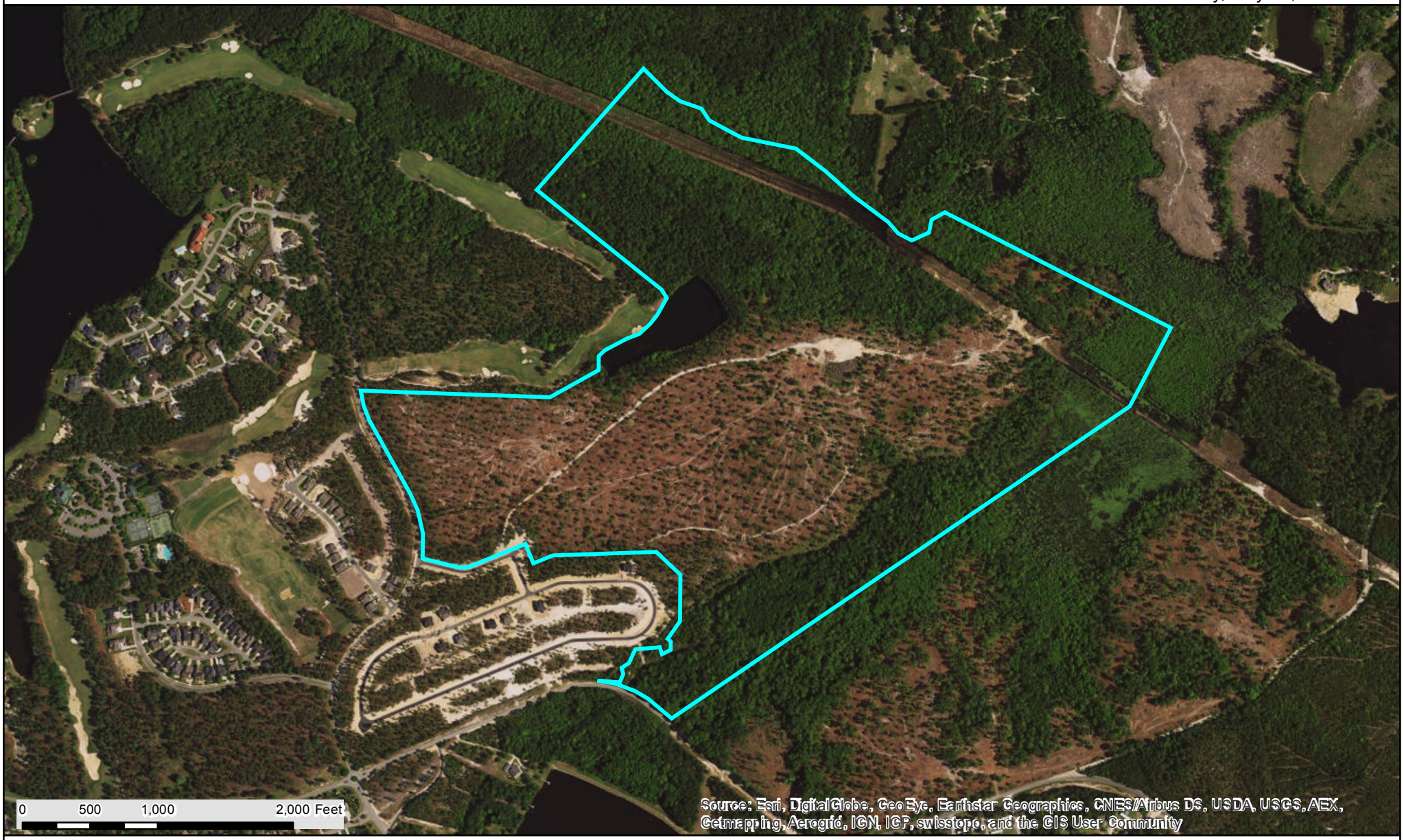
STAFF RECOMMENDATION

Staff recommends 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, -FP where applicable.

City of Columbia

TMS#28900-01-41

Tuesday, May 24, 2016



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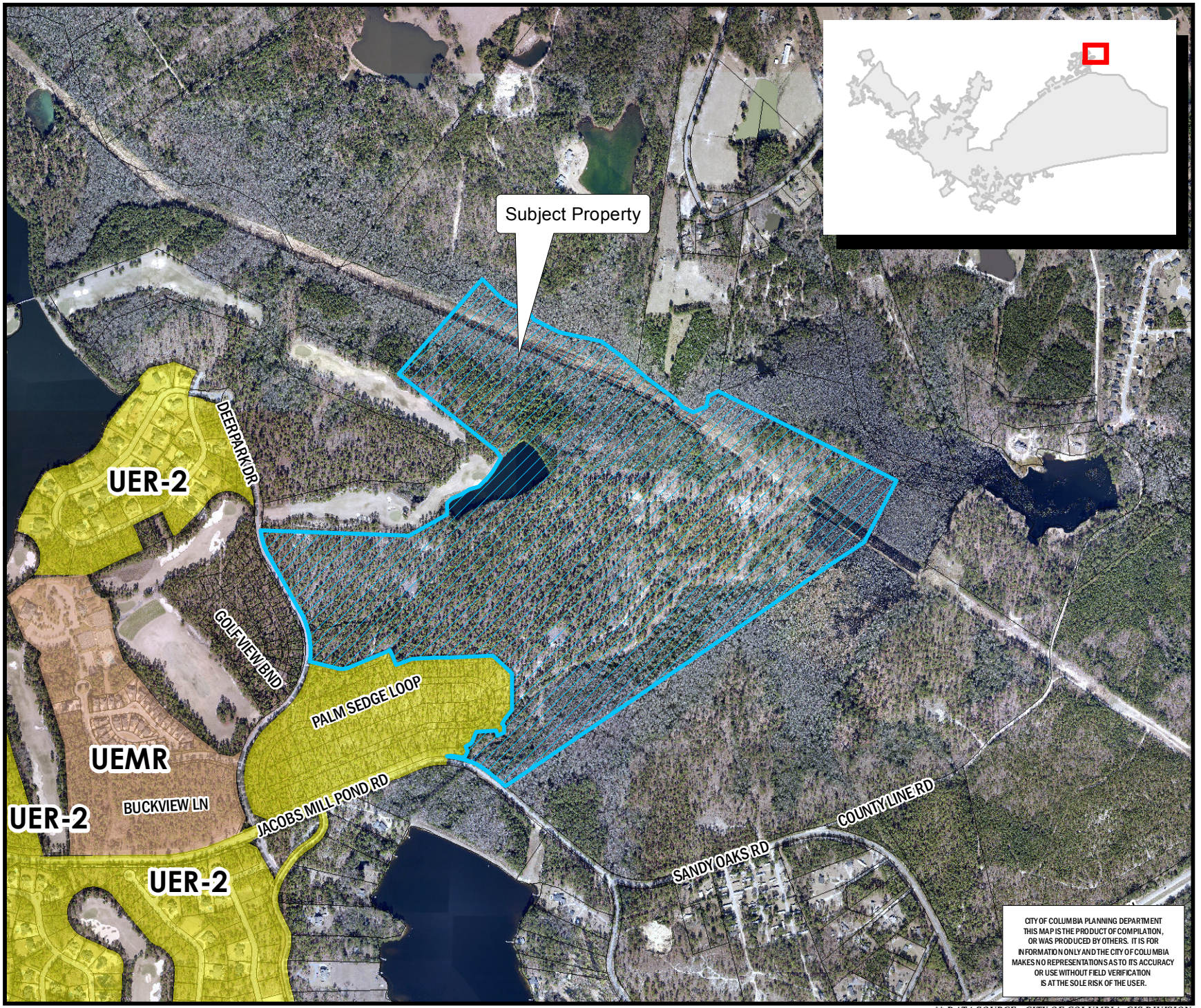
Future Land Use Map

1104 Deerpark Drive, TMS#: 28900-01-41
Existing FLU: Neighborhood - Medium Density (Richland County); Proposed FLU: UER-2

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
May 24, 2016

CITY of COLUMBIA, S.C. JUSTITIA VIRTUTUM REGINA

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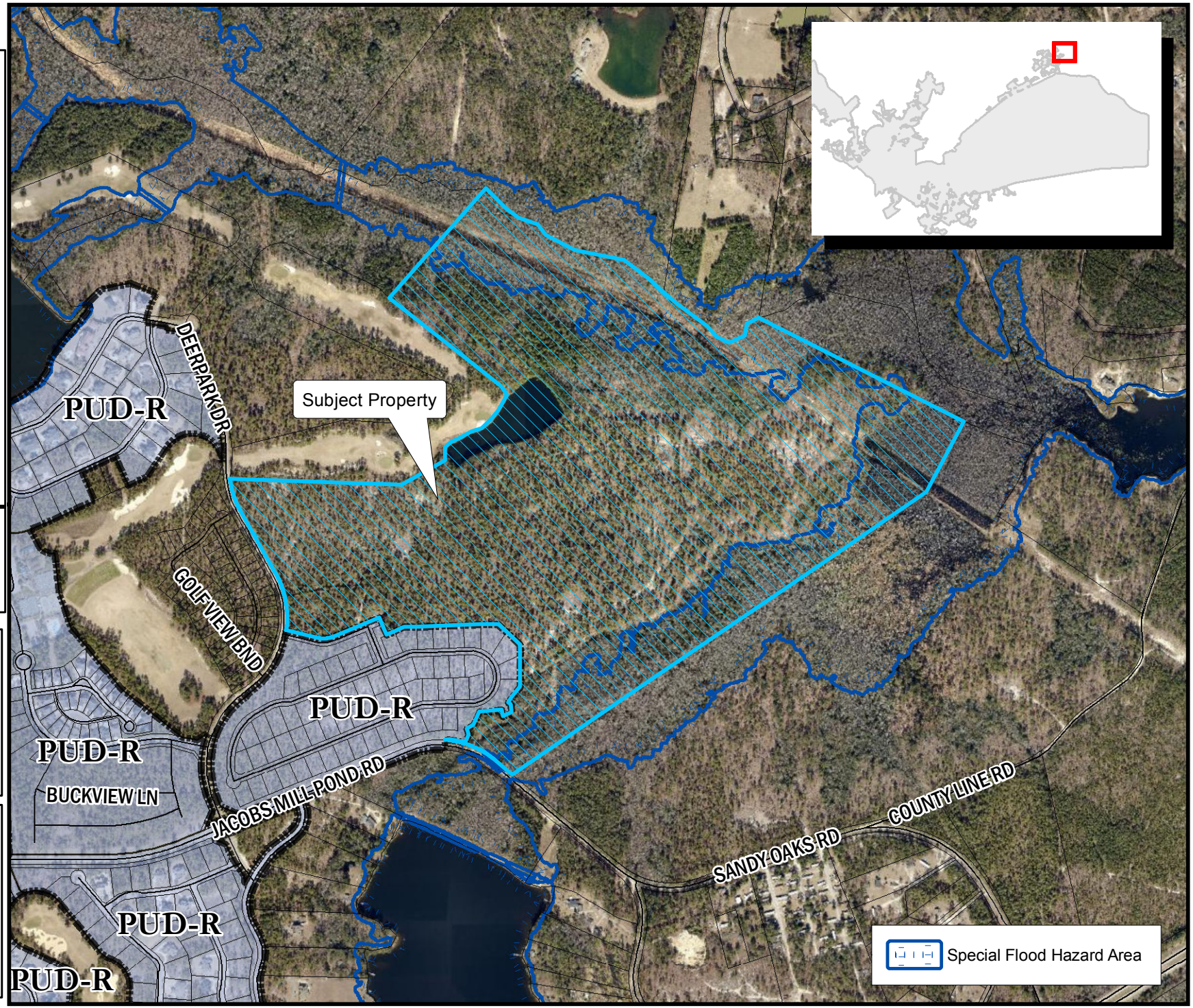
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

1104 Deerpark Drive, TMS#: 28900-01-41
Existing Zoning: PDD (Richland County); Proposed Zoning: PUD-R, -FP

Department of Planning & Development Services



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