PLANNING COMMISSION

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

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY
114 BLUFF ROAD, TMS# 11204-02-36 (p)

Council District: 2

Proposal: Request to annex, assign Urban Core Community Activity Center (UCAC-2) Land Use Classification and M-1, -FP Zoning. The property is currently classified as Mixed Residential – High Density by Richland County and zoned as RM - HD by Richland County.

Applicant: Elizabeth D. Lowman

Staff Recommendation: APPROVAL

PC Recommendation: PENDING, 06/06/2016

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: ~1.08 acres
Current Use: Single Family
Proposed Use: Commercial Development
Reason for Annexation: Donut Hole / Municipal Services
Urban Service Area: Primary
Current Land Use Classification: Mixed Residential – High Density
Proposed Land Use Classification: Urban Core Community Activity Center (UCAC-2) Land Use Classification
Current Richland County Zoning: RM- HD Residential, Multi-Family, High Density District
Proposed Zoning: M-1, -FP (Light Industrial District, -Flood Protective Area)
Census Tract: 28

PLANS, POLICIES, AND LAND USE

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 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.

Primary areas are constituted of land contiguous to the City where services are available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Concerning utilities, these areas do not assume that the water or sewer line extends directly to each lot, but that it is available for extension in a reasonable manner. Primary areas are intended to indicate that, barring unanticipated circumstances, annexation is recommended and, where appropriate, should be actively pursued.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends that the subject parcel be designated Urban Core Community Activity Center (UCAC-2) in The Columbia Plan 2018 Future Land Use Map.

Urban Core Community Activity Centers are medium scale collections of primarily business uses, developed within the urban grid of Columbia's neighborhoods. They are destination locations that serve an area of about a 3-5 mile radius or drive distance. These centers often occupy several City blocks (within a neighborhood) and include several dozen businesses and multi-family or mixed-use buildings. The destination nature of these centers means significant demand for transit facilities and parking. Their scale and architecture are larger than most of the surrounding single-family homes. They may be found as nodes in Urban Core Mixed Residential neighborhoods, or in lower intensity within Urban Core Residential neighborhoods.

<u>Primary Types:</u>

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

<u>Secondary Types:</u>

- Multi-family Small or Medium

<u>Tertiary Types:</u>

- Civic/Institutional
- Single-family Attached
- Large Format Business/Employment (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures and Lots

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.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned Residential, Multi-Family - High Density District (RM-HD) by Richland County, and surrounding parcels are currently zoned RM-HD, Residential, Multi-Family - Medium Density District (RM-MD) and Light Industrial District (M-1) by Richland County. Surrounding parcels within the City of Columbia are zoned Light Industrial District (M-1), -Flood Protective Area (-FP).

The proposed City of Columbia zoning is Light Industrial District (M-1), -Flood Protective Area (-FP).

<u>Light Industrial District (M-1)</u>

The M-1 district is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

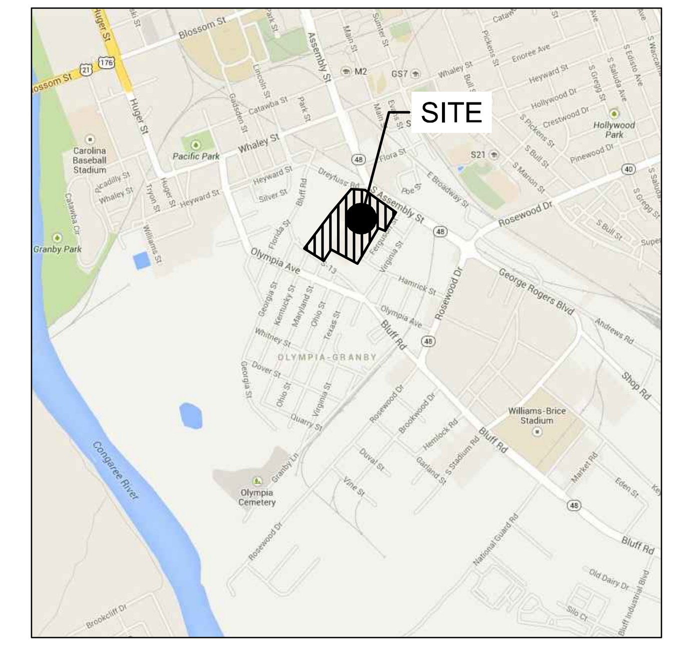
<u>-Flood Protective Area (-FP)</u>

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 UCAC-2 land use classification. Recommend to City Council the adoption of an ordinance assigning UCAC-2 land use classification and recommendation to City Council to assign zoning of M-1, -FP at the time of annexation.



VICINITY MAP

NOT TO SCALE

ANNEXATION NOTES

PARCEL #1:

- OWNER NAME: DAVID ARD
- CURRENT ADDRESS: 118 BLUFF RD, COLUMBIA, SC 29201
- REAR 0.63± ACRES TO BE ANNEXED

PARCEL #2:

- OWNER NAME: ELIZABETH D. LOWMAN
- CURRENT ADDRESS: 114 BLUFF RD, COLUMBIA, SC 29201
- REAR 1.08± ACRES TO BE ANNEXED

PARCEL #3:

- OWNER NAME: MARK B. & KIMBERLY M. DRAFTS
- CURRENT ADDRESS: 110 BLUFF RD, COLUMBIA, SC 29201
- REAR 0.65± ACRES TO BE ANNEXED

PARCEL #4:

- OWNER NAME: BETTY F. DAVIS
- CURRENT ADDRESS: 108 BLUFF RD, COLUMBIA, SC 29201
- 2.02± ACRES TO BE ANNEXED

ANNEXATION EXHIBIT

SCALE: 1" = 60'

60 0 60 120 180 FEET

CALL BEFORE YOU DIG
PALMETTO UTILITIES PROTECTION
1-888-721-7877
(SOUTH CAROLINA ONLY)

ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS
3460 Preston Ridge Road . Suite 275 . Alpharetta, Georgia 30005
770-674-2600 . Fax 678-319-0745

KROGER GA-681
307 SOUTH ASSEMBLY STREET
COLUMBIA, SOUTH CAROLINA 29217
FOR THE KROGER COMPANY
2175 PARKLAKE DRIVE N.E.
ALTANTA, GA 30345 (770) 496-7400

REVISIONS

SHEET TITLE
ANNEXATION EXHIBIT

DATE 05-04-16

PROJECT NUMBER 13-254

SHEET NUMBER C-A

Thursday, May 05, 2016 07:05:54pm (jnelson)
N:\Projects\13\2\13254\Civil\Drawings\13254C ANNEXATION.dwg [C-A]
Image: N:\Projects\13\2\13254\Civil\Drawings\Images\13254 VICINITY.JPG, N:\Projects\13\2\13254\Civil\Drawings\Images\13254 VICINITY.JPG, N:\Projects\13\2\13254\Civil\Drawings\Images\13254SITE ContextAerial.JPG

BLUFF
BLUFF
FLORIDA
BLUFF
BLUFF
BLUFF
BLUFF
HAMRIC
GEORGIA
KENTUCKY
MARYLAND
OHIO
OLYMPIA
OLYMPIA
OLYMPIA
OLYMPIA
OLYMPIA
GEORGIA
GEORGIA
© 2015 Pictometry

Future Land Use Map

108, 110, 114, & 118 Bluff Road, TMS#s: 11204-02-38 (p), 11204-02-44 (p), 11204-02-36 (p), 11204-02-35 (p)
Existing FLU: Mixed Residential - High Density (Richland County); Proposed FLU: UCAC-2 and UCMR-2

Department of Planning & Development Services

Legend

CITY LIMITS
PARCELS

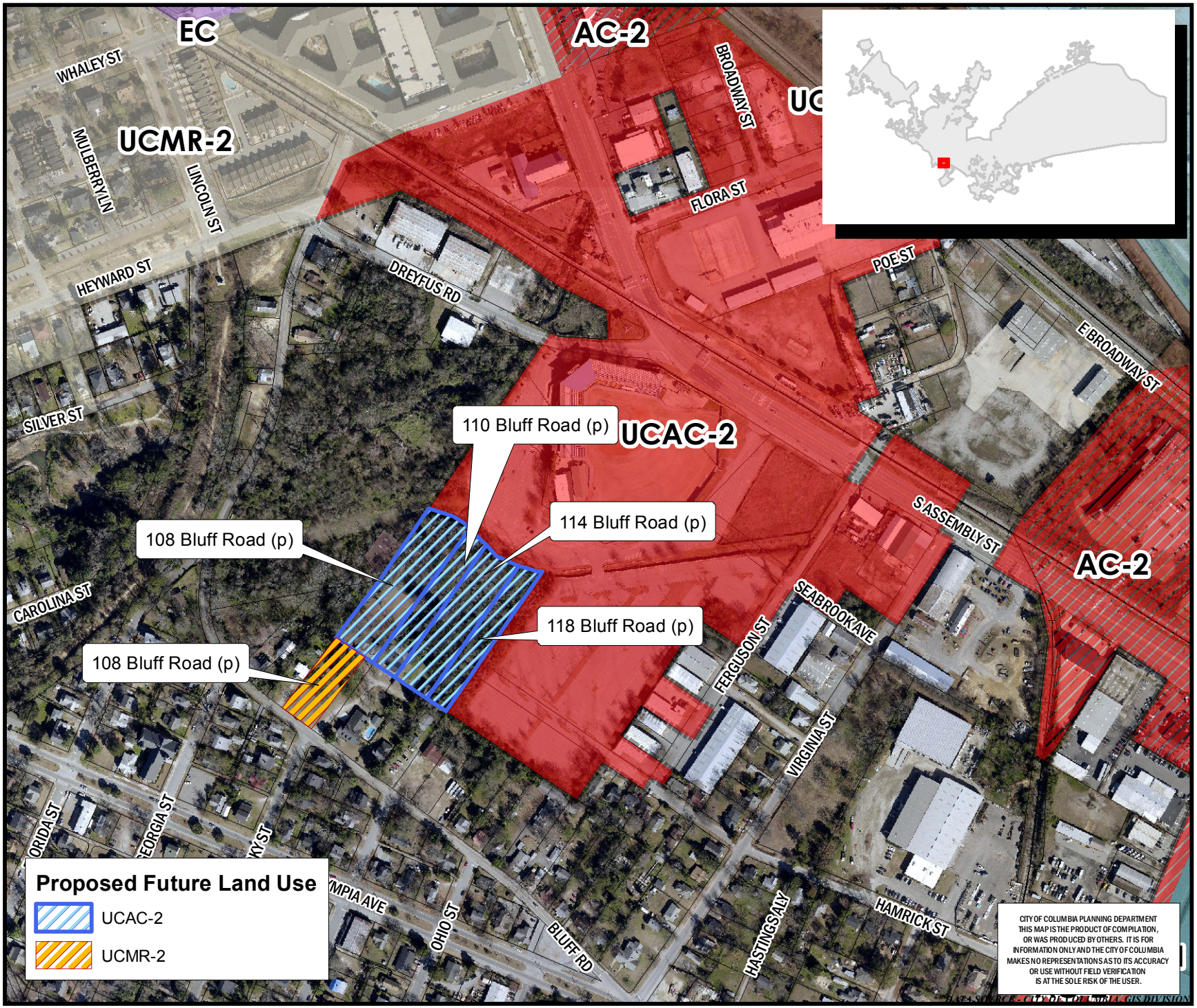
- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge 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

0 100 200 400 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
May 20, 2016

We Are Columbia



Zoning Map

108, 110, 114, & 118 Bluff Road, TMS#s: 11204-02-38 (p), 11204-02-44 (p), 11204-02-36 (p), 11204-02-35 (p)
Existing Zoning: RM-HD & RM-MD (Richland County); Proposed Zoning: M-1, -FP

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	

N

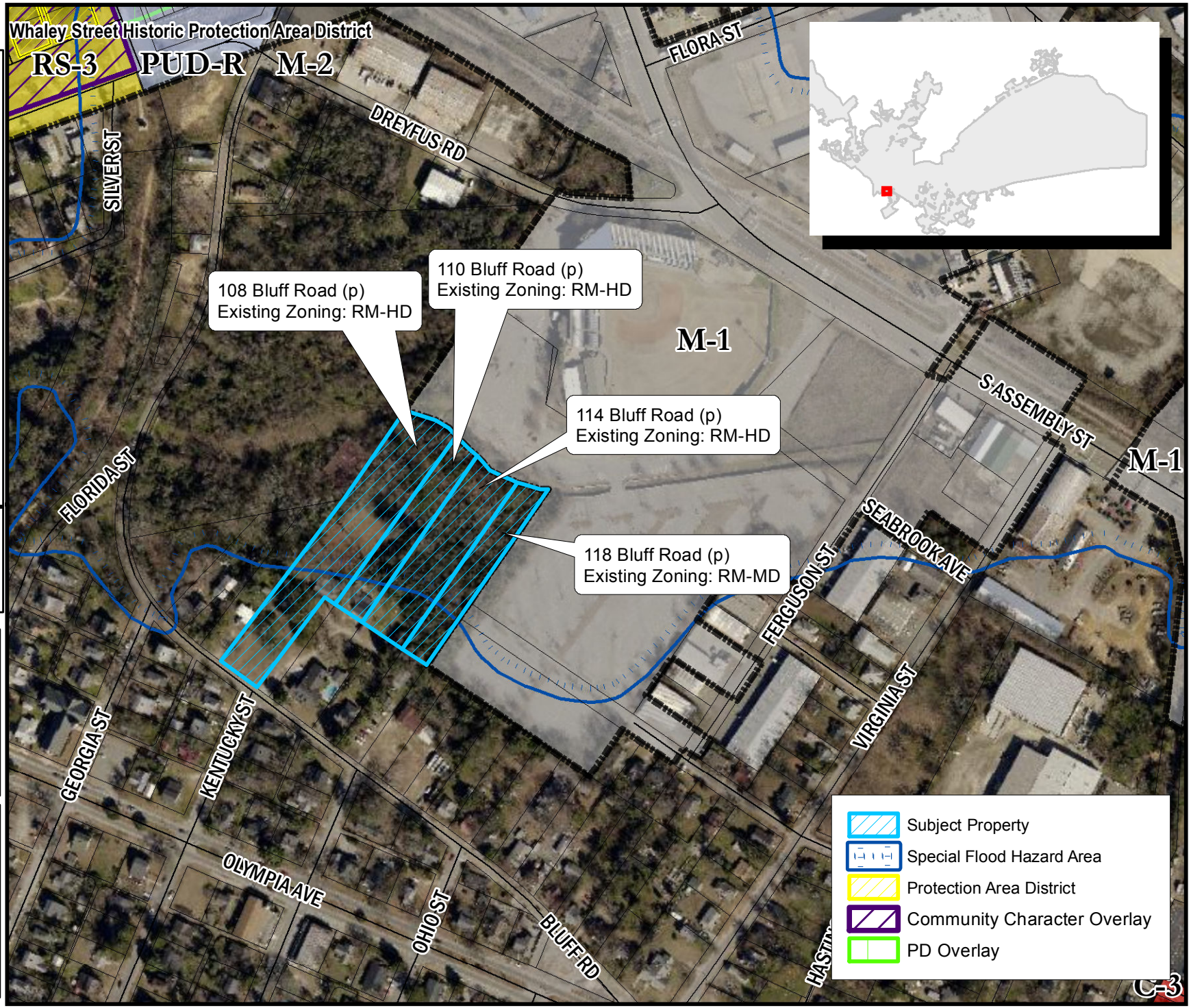
0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
May 20, 2016

DISCLAIMER:
The City of Columbia Department of Planning and Development Services 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.

City of Columbia, S.C. — Justitia Virtutum Regina
We Are Columbia



** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION