



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 4901 DALE DRIVE, TMS# 09313-03-09

Council District: 1

Proposal: Request to annex, assign Urban Edge Residential Small Lot (UER-1) Land Use Classification and RS-3 Zoning. The property is currently classified as Mixed Residential – High Density by Richland County and zoned as RS - HD by Richland County.

Applicant: Jacquelyn M. Golston

Staff Recommendation: APPROVAL

PC Recommendation: PENDING, 06/06/2016

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.54 acres
Current Use: Single Family
Proposed Use: Single Family
Reason for Annexation: Municipal Services
Urban Service Area: Secondary
Current Land Use Classification: Mixed Residential (High Density)
Proposed Land Use Classification: Urban Edge Residential Small Lot (UER-1)
Current Richland County Zoning: RS- HD Residential, Single-Family, High Density District
Proposed Zoning: RS-3 Single Family Residential
Census Tract: 106

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 Small Lot (UER-1) in The Columbia Plan 2018 Future Land Use Map.

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. Cul-de-sacs are most prominent in this development type.

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 Civic/Institutional
- Cemeteries & Mausoleums

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

The subject parcel is covered by *The Master Plan for the Villages of North Columbia*, which was completed in December of 2005 and adopted by the City. The property is within the College Village area, and is designated as Low Density Residential (Single-Family Detached Homes). The Plan notes that the Dale Drive and Lindenwood neighborhood associations should merge to create an identity for these streets, and that the existing housing inventory along Dale Drive is in fair condition and in need of minor improvements. The Plan further notes that new construction should be comparable to the existing homes within the neighborhood but reflective of current market trends.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned Residential, Single-Family – High Density District (RS-HD) by Richland County, and surrounding parcels are currently zoned Residential, Single-Family – High Density District (RS-HD) by Richland County. Surrounding parcels within the City of Columbia are zoned Single Family Residential District (RS-3).

The proposed City of Columbia zoning district is Single Family Residential District (RS-3).

Single Family Residential District (RS-3)

The RS-1, RS-1A, RS-1B, RS-2 and RS-3 districts are intended as single-family residential areas with detached units with low to medium population densities. Use regulations for the single-family districts are identical, but contain varying classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, noncommercial, recreational, and other needs of those areas are permitted outright within such districts or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the single-family residential character of the district.

STAFF RECOMMENDATION

Staff recommends approval of a resolution assigning UER-1 land use classification. Recommend to City Council the adoption of an ordinance assigning UER-1 land use classification and recommendation to City Council to assign zoning of RS-3 at the time of annexation.



LINDEN

LINDEN

DALE

DALE

DALE

PINNAC

Future Land Use Map

4901 Dale Drive, TMS#: 09313-03-09
Proposed FLU: UER-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



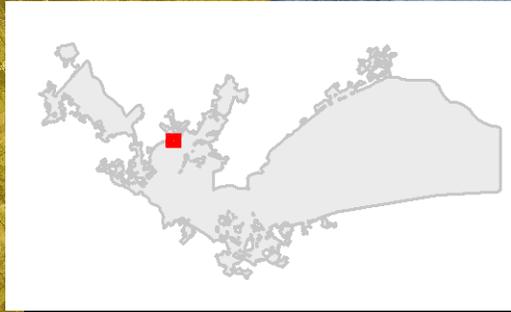
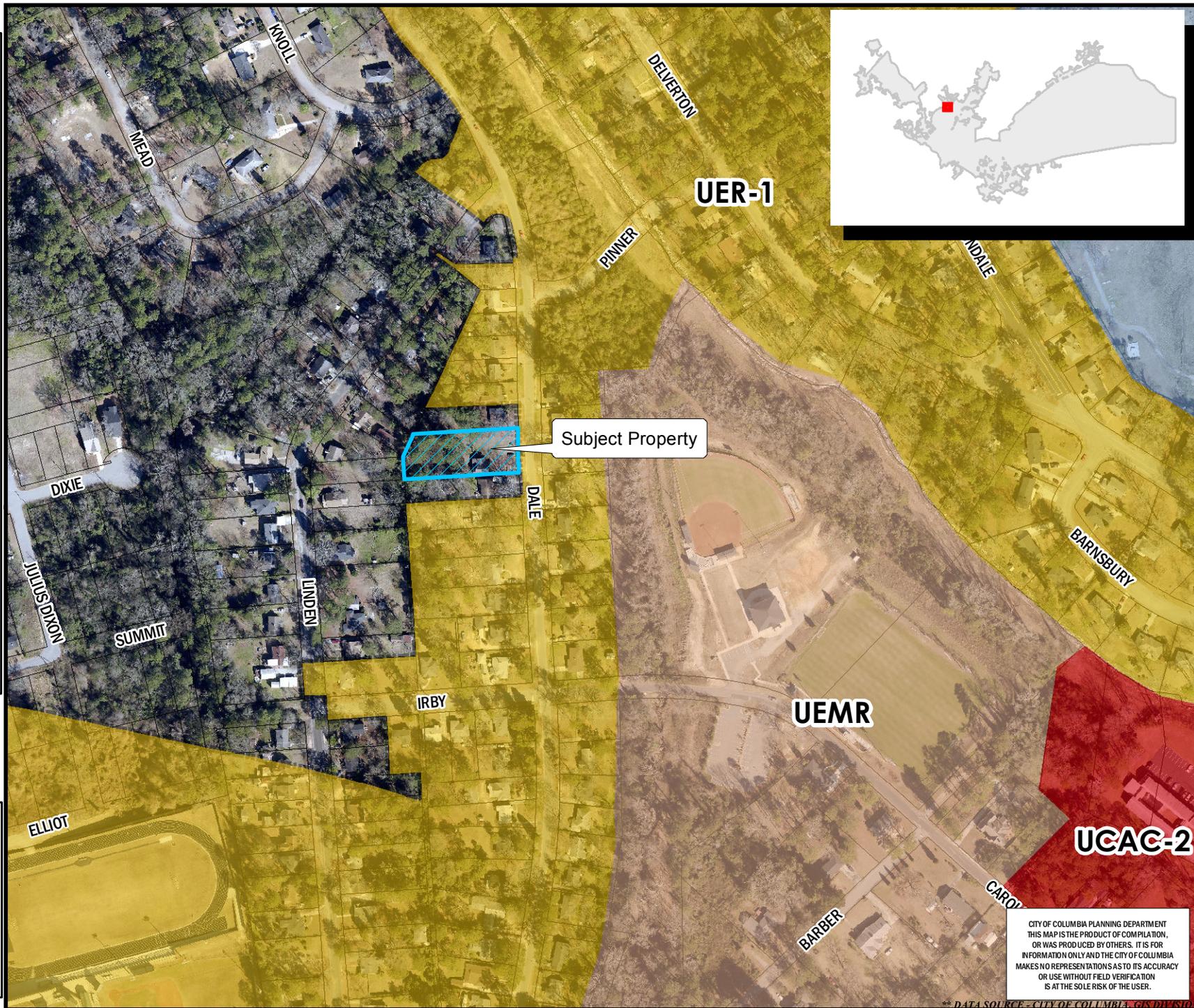
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ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
May 2, 2016



We Are Columbia



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DATA SOURCE: CITY OF COLUMBIA GIS/DAVIDSON

Zoning Map

4901 Dale Drive, TMS#: 09313-03-09

Existing Zoning: RS-HD (Richland County); Proposed Zoning: RS-3

Department of Planning & Development Services

Legend

CITY LIMITS
 PARCELS

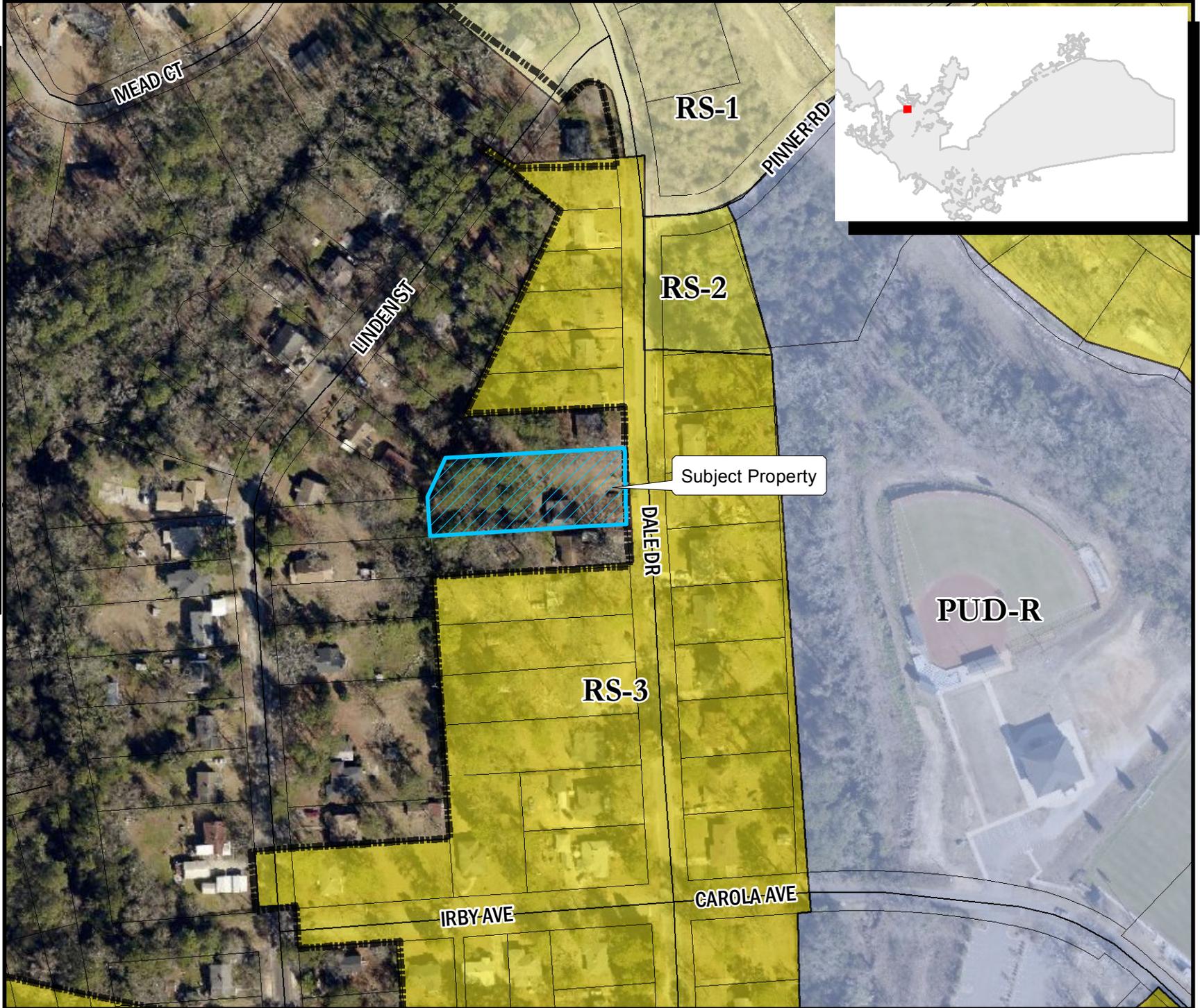
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

N

0 25 50 100 Feet

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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION