ORDINANCE NO.: 2019-067

Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include
11.58 acres W/S Ferguson Street (p); Richland County TMS# 11204-02-06(p)

WHEREAS, the City of Columbia and community at large recognize the value of planning for future
development and growth; and,

WHEREAS, City Council approved Ordinance No.: 2008-085 on October 1, 2008 adopting the City of
Columbia Comprehensive Plan 2018 in accordance with the South Carolina Comprehensive Planning Act of 1994
(Title 6, Chapter 29 of the SC Code); and,

WHEREAS, City Council approved Ordinance No.: 2015-014 on February 17, 2015 amending the City of
Columbia Comprehensive Plan 2018 deleting the "Existing and Future Land Use Components of the Physical Area
Development Element of The Columbia Plan: 2018" and replaced it with "Plan Columbia Land Use Plan Putting the
Pieces In Place", along with all the maps and policies contained therein; and,

WHEREAS, 11.58 acres W/S Ferguson Street; Richland County TMS# 11204-02-06, was included within Plan
Columbia Land Use Plan: Putting the Pieces in Place adopted by City Council on February 17, 2015, and a portion of
the property was assigned the designated future land use classification of Urban Core Mixed Residential –Type 3
(UCMR-3), while the future land use classification of Urban Core Neighborhood Activity Center (UCAC-1) is more
appropriate, and the Future Land Use Map shall be amended accordingly; and,

WHEREAS, the City of Columbia Planning Commission has provided input and recommendations in response
to the public input and findings NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this 1st day of October, 2019,
that the designated land use for 11.58 acres W/S Ferguson Street (p), Richland County TMS# 11204-02-06(p), was
identified as Urban Core Community Activity Center (UCAC-2) in Plan Columbia Land Use Plan: Putting the Pieces in
Place adopted by Ordinance No.: 2015-014 on February 17, 2015. This property is apportioned to City Council
District 2, Census Tract 28, contains 11.58 +/- acres, and the land use classification shall be amended from Urban
Core Mixed Residential – Type 3 (UCAC-3) to Urban Core Neighborhood Activity Center (UCAC-1).

Requested by:

Assistant City Manager Gentry

Approved by:

City Manager

Approved as to form:

City Attorney

Introduced: 9/17/2019
Final Reading: 10/1/2019

Mayor

ATTEST:

City Clerk

Last revised: 8/14/2019
18992541
CITY COUNCIL  
September 17, 2019 at 6:00pm  
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201  

COMPREHENSIVE PLAN – FUTURE LAND USE MAP AMENDMENT  
CASE SUMMARY  
11.58 acres W/S Ferguson Street (p), TMS #11204-02-06(p)  

City Council District: 2  

Proposal: Request to amend Chapter 8.3 of The Columbia Plan 2018 – Future Land Use Map to modify the land use classification on a portion of the property from Urban Core Mixed Residential Type 3 (UCMR-3) to Urban Core Neighborhood Activity Center (UCAC-1).  

Applicant: Andrew Weddle, WREI – Weddle RE Investments  

Staff Recommendation: Approval  

PC Recommendation: 08/05/2019; Approval 5-0  

Public Hearing, 1st Reading: 09/17/2019; Pending  

2nd Reading: 10/01/2019; Pending  

CURRENT PARCEL CHARACTERISTICS/CONDITIONS  

Acreage: 11.58 +/- acres  
Current Use: Vacant (Capital City baseball stadium and parking lots)  
Proposed Use: Mixed use development  

Current Land Use Classifications: Community Activity Corridor (AC-2), Urban Core Neighborhood Activity Center (UCAC-1), and Urban Core Mixed Residential Type 3 (UCMR-3).  

Proposed Land Use Classifications: Modification of Urban Core Mixed Residential (UCMR-3) area to Urban Core Neighborhood Activity Center (UCAC-1)  

Current Zoning: Light Industrial District (M-1), -Flood Protective Area (-FP)  
Proposed Zoning: Mixed Use District (MX-1), -Flood Protective Area (-FP)  

PLANS, POLICIES, AND LAND USE  

The Columbia Plan 2018: Comprehensive Plan Land Use Classification  
The subject property is currently designated Urban Core Mixed Residential Type 3 (UCMR-3) in The Columbia Plan 2018 Future Land Use Map.  

Urban Core Mixed Residential neighborhoods are appropriate in the central city, inner ring areas, and a couple blocks off of major corridors throughout Columbia. This development type may represent existing and historic neighborhoods, and is a development form appropriate for small to medium scale redevelopment or infill sites. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential neighborhoods, but scale is always important. Urban Core Mixed Residential neighborhoods have smaller-scale residential
buildings, with single-family homes being a dominant use, as well as appropriately scaled mixed-use and neighborhood service amenities. The development of appropriately scaled commercial uses should be limited to neighborhood corridors. Urban Core Mixed Residential neighborhoods usually decrease in intensity as development moves further from main arterials and activity centers.

Staff recommends that the subject property be designated Urban Core Neighborhood Activity Center (UCAC-1) in The Columbia Plan 2018 Future Land Use Map.

Urban Core Neighborhood Activity Centers are small collections of primarily business uses, developed within the urban grid of Columbia’s neighborhoods. These centers occur along major roadways through neighborhoods and provide services and retail to a market within the immediate neighborhood, or within a quarter-mile to one-mile radius, but may capture traffic moving through the neighborhood on the way to other destinations. These centers typically occupy only parts of a city block, and consist of just a few storefronts and 2-3 mixed-use buildings, and have limited on-site parking. Their scale and architecture are similar to the surrounding neighborhood. They may be found as nodes in Urban Core Mixed Residential neighborhoods, or in lower intensity within Urban Core Residential neighborhoods. They do not display a significantly different subdivision pattern from the surrounding neighborhood.

**Urban Core Mixed Residential Type 3 (UCMR-3)**

*Primary Types*
- Single-family Detached
- Single-family Attached
- Two-family

*Secondary Types*
- Three-family
- Multi-family Small

*Tertiary Types*
- Multi-family Medium
- Small Format Business/Employment
- Small Format Civic/Institutional
- Small Format Commercial

**Urban Core Neighborhood Activity Center (UCAC-1):**

*Primary Types:*
- Small Format Business/Employment (excl. Flex)
- Multi-family Small Mixed-use

*Secondary Types:*
- Civic/Institutional
- Multi-family Small or Medium
- Single-family Attached

*Tertiary Types:*
- Cemeteries & Mausoleums
- Parking Structures & Lots

Existing Neighborhood, Small Area, Community, and/or Corridor Plans
The subject property is located within the study area the Capital City Mill District Area & Corridor Plan (2017), which was a joint planning effort, and adopted by both the City of Columbia and Richland County.

The Plan made specific recommendations regarding the future land use, aligned with the Plan Columbia future land use classifications, and these recommendations were subsequently adopted. A modification to those recommendations is made through the proposal of the UCAC-1 future land use classification for the portion of the property that is currently UCMR-3. As the UCMR-3 area does not have direct access, and would be incorporated as part of the redevelopment of the former Capital City Ballpark, the applicant has requested that a more appropriate land use be assigned to this UCMR-3 portion. Within the future land use recommendations, the Plan also identifies characteristics specific to the study area for UCAC-1. For UCAC-1, Mill District characteristics include: mill vernacular architecture; small to medium scale; reflects patterns of adjacent neighborhoods (pg. 33).

Specific to the area surrounding the subject property, the Plan also makes recommendations regarding the creation of a separated bike lane or side path on Assembly Street (two conceptual options are explored on page 74), and possible pedestrian linkages from the site to proposed pedestrian and multi-use facilities (page 77).
Staff recommends that City Council adopt an ordinance to amend Chapter 8.23 of *The Columbia Plan: 2018* – Future Land Use Map to modify the land use classification for a portion of the property from UCMR-3 to UCAC-1.