



PLANNING COMMISSION

December 5, 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

3.91 acres S/S Jacobs Mill Pond Road, TMS# 28900-03-09

Council District: 4

Proposal: Request to annex, assign land use classification of Urban Edge Residential – Large Lot (UER-2) and assign zoning of Planned Unit Development – Residential (PUD-R). The property’s land use is currently classified as Neighborhood (Medium Density) by Richland County and zoned as PDD by Richland County.

Applicant: Beaver Lake Limited Partnership

Staff Recommendation: Approval

PC Recommendation: 12/05/2016; PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 3.91 acres

Current Use: Common Area

Proposed Use: Common Area

Reason for Annexation: Municipal Services

Urban Service Area: Donut Hole

Current Land Use Classification: Neighborhood (Medium Density)

Proposed Land Use Classification: Urban Edge Residential – Large Lot (UER-2)

Current Richland County Zoning: PDD (Planned Development District)

Proposed Zoning: Planned Unit Development – Residential (PUD-R)

Census Tract: 114.07

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Donut Hole” 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.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality. These areas pose a number of challenges to the City that can be addressed through annexation. They can often cause inefficiencies in the delivery of services due to confusion about jurisdiction. Also, if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies and the costs to taxpayers are germane to City and County property both, which results in a greater impact to City residents since they pay City and County taxes.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends that the subject property 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 PDD (Planned Development District) by Richland County. Properties in the surrounding area are zoned PUD-R in the City of Columbia to and are zoned PDD and RU in Richland County to the North and East.

The proposed City of Columbia zoning district is Planned Unit Development- Residential District (PUD-R).

Planned Unit Development District (PUD)

(a) 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) 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) 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.

STAFF RECOMMENDATION

Staff recommends Planning Commission approve a resolution to recommend the assignment of UER-2 land use classification with annexation and that Planning Commission recommend the assignment of PUD-R zoning with annexation. Staff recommends City Council adopt an ordinance to annex the property and assign UER-2 land use classification and PUD-R zoning at the time of annexation.



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03/07/2011

Future Land Use Map

3.91 acres S/S Jacobs Mill Pond Road; TMS# 28900-03-09

Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

Department of Planning & Development Services

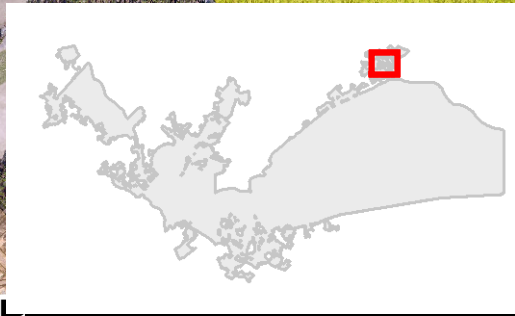
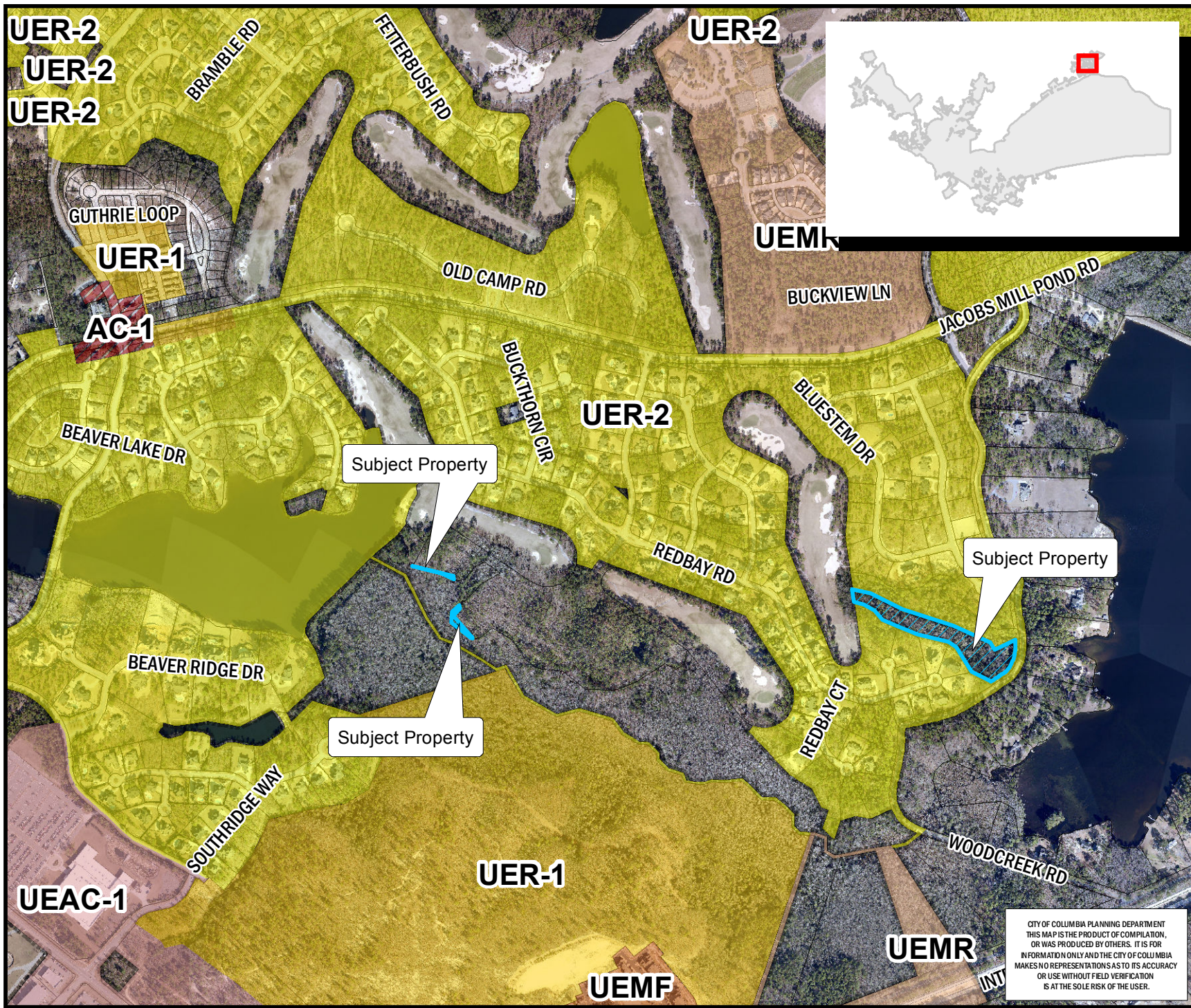
Legend

- 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

N

0 200 400 800 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
November 11, 2016



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

3.91 acres S/S Jacobs Mill Pond Road; TMS# 28900-03-09;
Existing Richland County Zoning: PDD; Proposed Zoning: PUD-R

Department of Planning & Development Services

Legend

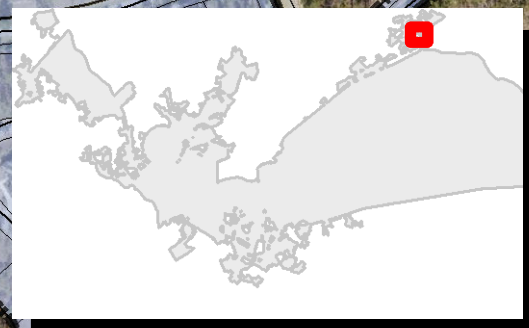
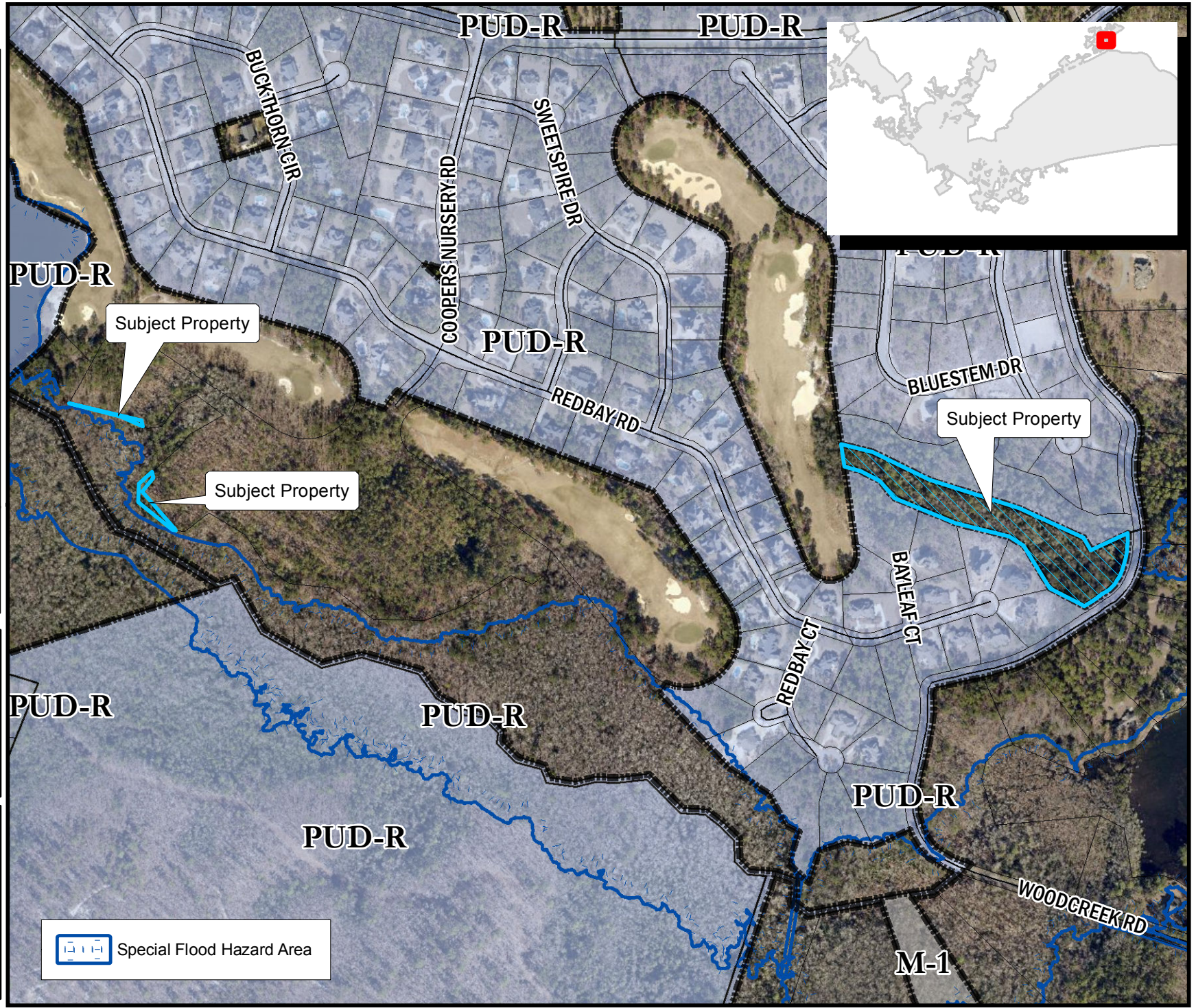
CITY LIMITS
 PARCELS

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	

0 100 200 400 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Leigh DeForth
November 11, 2016

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Special Flood Hazard Area