



CITY OF COLUMBIA
AGENDA MEMORANDUM

MEETING DATE: May 17, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ZONING MAP AMENDMENT

PRESENTER: Krista Hampton

FINANCIAL IMPACT:

N/S Devine Street, 2801 Devine Street; TMS#11316-13-12, 11316-04-21; request to rezone from C-1 (Office and Institutional) to C-2 (Neighborhood Commercial).

Council District: 3

Proposal: Rezone N/S Devine Street (TMS#11316-13-12) and 2801 Devine Street (TMS#11316-04-21) from C-1 to C-2.

Applicant: Jimmy Williams; Devine Station, LLC

PC Recommendation: Approve (4-2), 04/04/16; C-1 to C-2 (Devine Street Parcels)

Staff Recommendation: Approve C-1 to C-2 (Devine Street Parcels)

ATTACHMENTS:

- Revised_05-17-16_ZPH_Case Summary_MA_Devine Street (Revised 5.11.16) (PDF)



**CITY COUNCIL
ZONING MAP AMENDMENT CASE SUMMARY**

**REZONE TWO PARCELS FROM C-1 (OFFICE AND INSTITUTIONAL)
TO C-2 (NEIGHBORHOOD COMMERCIAL)**

**N/S DEVINE STREET AND 2801 DEVINE STREET
(TMS#11316-13-12) AND (TMS#11316-04-21)**

Zoning Public Hearing – May 17, 2016 at 7:00 PM
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property:	N/S Devine Street, 2801 Devine Street; TMS#11316-13-12, 11316-04-21		
Council District:	3		
Proposal:	Rezone N/S Devine Street (TMS#11316-13-12) and 2801 Devine Street (TMS#11316-04-21) from C-1 to C-2		
Applicant:	Jimmy Williams; Devine Station, LLC		
Current Land Use Plan:	N/S Devine Street: Community Activity Corridor (AC-2) 2801 Devine Street: Community Activity Corridor (AC-2)		
Proposed Land Use Plan	N/S Devine Street: Community Activity Corridor (AC-2) 2801 Devine Street: Community Activity Corridor (AC-2)		
Current Zoning:	N/S Devine Street: C-1 2801 Devine Street: C-1	Proposed Zoning:	N/S Devine Street: C-2 2801 Devine Street: C-2
Present Use:	Office, Parking Lots	Proposed Use:	Various Uses

CASE HISTORY

Staff Recommendation:	C-1 to C-2 (Devine Street Parcels) RG-1 to C-2 (Maple Street Parcel)	APPROVAL DENIAL
PC Recommendation: 04/04/2016	C-1 to C-2 (Devine Street Parcels) RG-1 to C-2 (Maple Street Parcel)	APPROVAL (4-2) DENIAL (4-2)
Applicant Request: 05/10/2016	Request to separate 720 Maple Street request from Devine Street parcels and defer the public hearing on 720 Maple until the July ZPH	
Zoning Public Hearing: 05/17/2016	C-1 to C-2 (Devine Street)	PENDING
Zoning Public Hearing: 07/19/2016	RG-1 to C-2 (Maple Street)	PENDING

APPLICATION REQUEST

The original proposal by the applicant was to rezone N/S Devine Street (TMS#11316-13-12) and 2801 Devine Street (TMS#11316-04-21) from C-1 to C-2; and 720 Maple Street (TMS#11316-04-22) from RG-1 to C-2. On May 10, 2016 the applicant requested to defer the request to rezone 720 Maple Street until the July 2016 Zoning Public Hearing to allow them to have additional time to work with the neighborhood.

The applicant has stated it is their desire is to incorporate a blend of retail on the 1st floor with office(s) on the 2nd & 3rd floors to accommodate a mixed-use development along Devine Street.

Staff recommendation to the Planning Commission and Council is to approve the request to rezone N/S Devine Street (TMS#11316-04-21) and 2801 Devine Street (TMS#11316-04-21), whereas staff has recommended the denial of the request to rezone the parcel located at 720 Maple Street (TMS#11316-04-22) from RG-1 to C-2 as the land use plan classifies this lot as Urban Core Residential Small Lot, which calls for the this area to have Single Family Detached, Single Family Attached, Two family, Three Family, Multi-Family Small, Small Format Business, and Cemeteries and Mausoleums. In addition the subject parcel is covered by the *Old Shandon - Valley Park Neighborhood Conservation Plan* (1980). The Plan notes that residents in the Maple Street Area (identified as Area 2) wished to prevent further commercial intrusion. The Plan recommended that the frontage parcels on Devine Street be rezoned from C-3 to C-1, and that the 720 Maple Street parcel be rezoned from C-3 to RG-2 (Plan Exhibit 13).

At this time Council is asked to hold a Zoning Public Hearing for the request to rezone only N/S Devine Street (TMS#11316-13-12) and 2801 Devine Street (TMS#11316-04-21) from C-1 to C-2.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The parcel located on the N/S Devine Street consists of approximately 0.56 acres which is used as a parking lot. The parcel located at 2801 Devine Street consists of consist 0.63 acres which being occupied by exiting building and parking lot.

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The parcels identified as N/S Devine Street (TMS#11316-13-12) and 2801 Devine Street (TMS#11316-04-21) are designated “**Community Activity Corridor**” (AC-2) in *The Columbia Plan 2018 Future Land Use Map*.

Community Activity Corridors are a linear extension of a Community Activity Center. They contain nearly identical building types and uses to a Community Activity Center; the primary difference is the configuration of the lots and the lack of an internal subdivision or street network. Uses are built on frontage lots along principal and minor arterial roadways. They serve surrounding neighborhoods within a three to five mile drive and typically consist of a variety of commercial and service areas.

Primary Types:

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

Secondary Types:

- Multi-family Small or Medium

Tertiary Types:

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

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

The subject parcels are covered by the *Old Shandon - Valley Park Neighborhood Conservation Plan* (1980). The plan notes that residents in the Maple Street Area (identified as Area 2) wished to prevent further commercial intrusion. The Plan recommended that the frontage parcels be rezoned from C-3 to C-1 (Plan Exhibit 13).

PROPOSED ZONING DISTRICT SUMMARY

The parcels are currently zoned as: C-1 (N/S Devine Street), C-1 (2801 Devine Street).

The C-1 district is intended to accommodate office, institutional, and certain types of residential uses in areas whose characteristic is neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

The proposed zoning district is C-2 for both parcels.

The C-2 district is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. Certain related structures and uses required to serve the needs of such areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

STAFF RECOMMENDATION

Staff recommends approval of the request to rezone the parcels located at N/S Devine Street (TMS#11316-13-12) and 2801 Devine Street (TMS#11316-04-21) from C-1 to C-2. The C-2 District is assigned to a number of parcels within the Devine Street Community Activity Corridor as designated by the Comprehensive Plan, and the uses allowed in C-2 are similar to those indicated as appropriate for AC-2 designated areas.



MAPLE

LEE

MAPLE

DEVINE

DEVINE

MAPLE

MAPLE

SHANDON PLACE

Future Land Use Map

N/S Devine Street & 2801 Devine Street, TMS#: 11316-13-12 & 11316-04-21
 FLU: AC-2

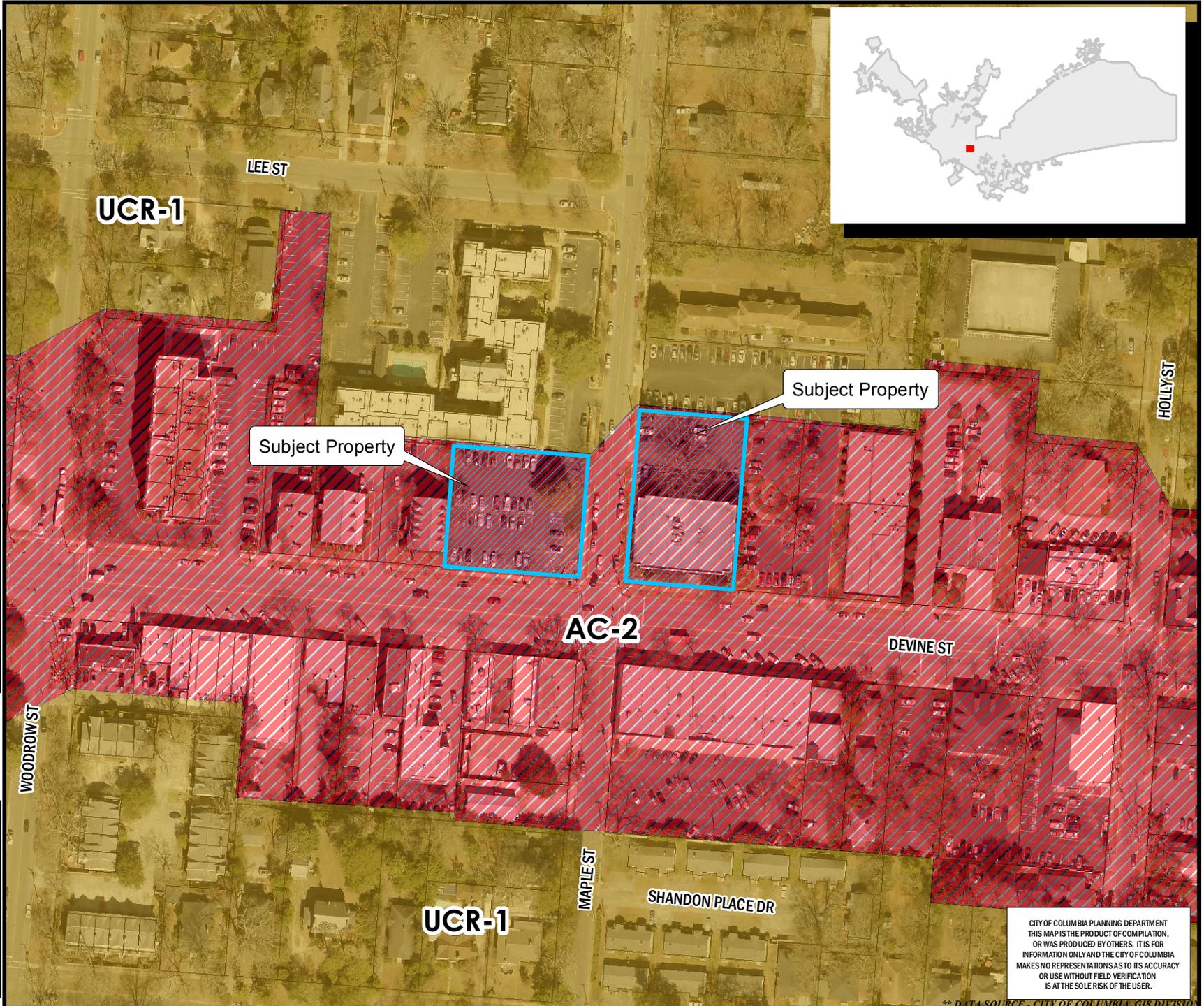
Department of Planning &
 Development Services

Legend

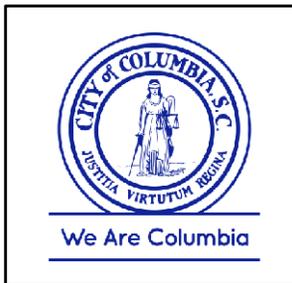
CITY LIMITS
 PARCELS

- 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 25 50 100 Feet



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



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DATA SOURCE: CITY OF COLUMBIA GIS DEPARTMENT

Zoning Map

N/S Devine Street & 2801 Devine Street, TMS#: 11316-13-12 & 11316-04-21
 Existing Zoning: C-1; Proposed Zoning: C-2

Department of Planning & Development Services

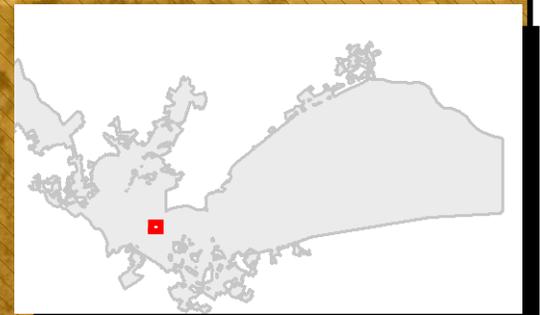
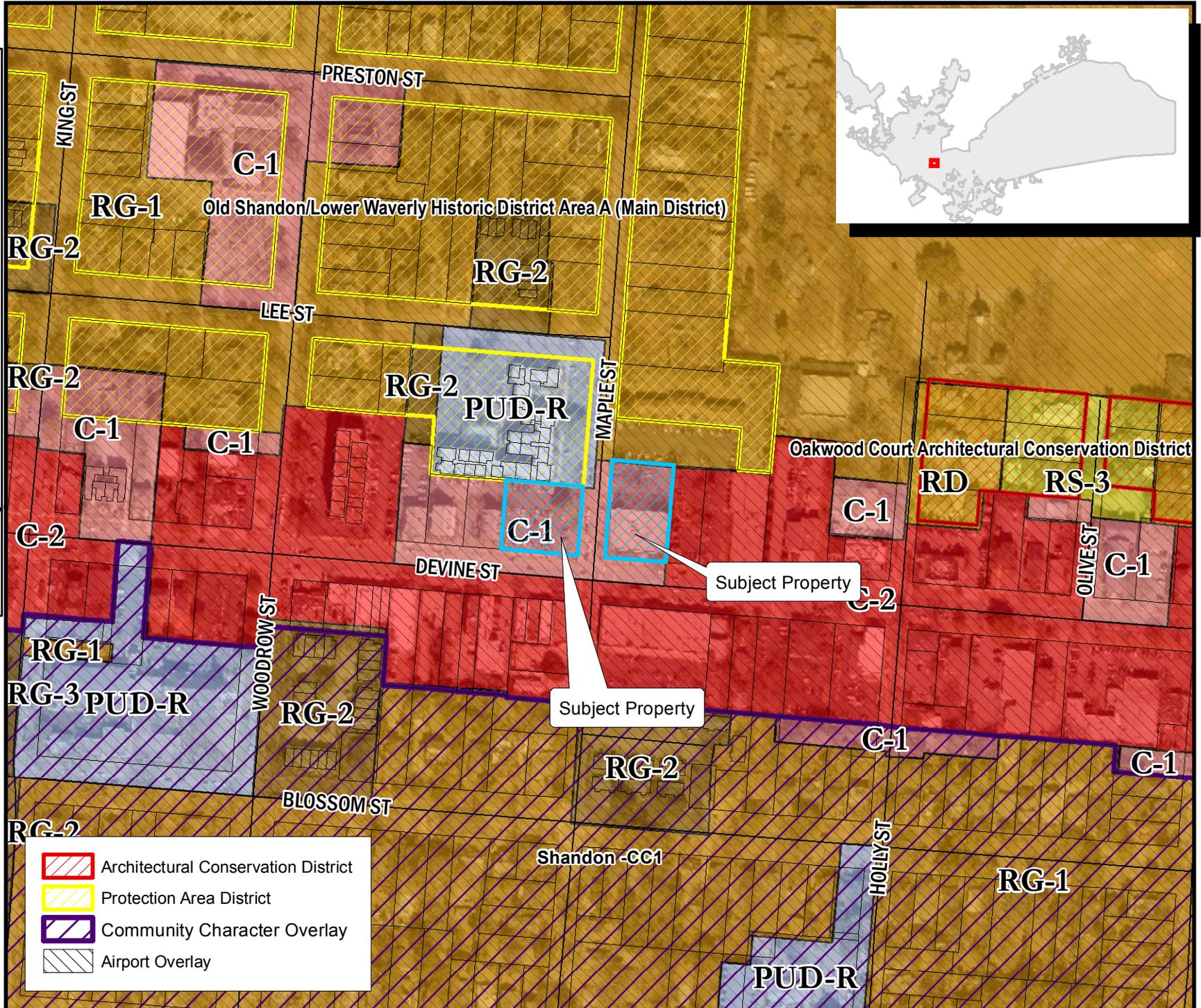
Legend

CITY LIMITS
 PARCELS

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Leigh DeForth
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	Architectural Conservation District
	Protection Area District
	Community Character Overlay
	Airport Overlay