



CITY OF COLUMBIA
AGENDA MEMORANDUM

MEETING DATE: June 21, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: Annex, assign Interim Urban Edge Residential Small Lot (UER-1) Land Use Classification and Interim Planned Unit Development-Residential (PUD-R) Zoning. The property is currently classified as Neighborhood-Medium Density by Richland County and zoned as PDD- Planned Development by Richland County.

PRESENTER: Krista Hampton

FINANCIAL IMPACT: see Case Summary

CLEAN WATER 2020?: No

ATTACHMENTS:

- 2016-045 annex The Village Ph 1A at 9 S Olmsted & 13 S Olmsted Lane(PDF)
- ANNEX-Villages1A(PDF)

ORDINANCE NO.: 2016-045

*Annexing The Village, Phase 1A at 9 South Olmsted Lane and 13 South Olmsted Lane
Richland County TMS #28902-14-01 and 28902-14-02*

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ___ day of _____, 2016, that the property described herein is hereby annexed to and becomes a part of the City of Columbia effective immediately. This property shall be assigned an interim land use classification of Urban Edge Residential Small Lot (UER-1), shall be assigned interim zoning of PUD-R, and apportioned to City Council District 4, Census Tract 114.07 and contains 0.5 acres.

PROPERTY DESCRIPTION: See attached Exhibit "A"

Richland County TMS NO.: 28902-14-01 and 28902-14-02

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

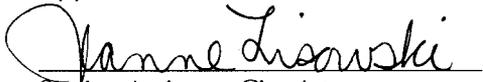
Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:



Senior Assistant City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

LEGAL DEPARTMENT DRAFT

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-045

All those certain pieces, parcels or lots of land, together with improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, and shown as Parcels A and B on a Plat prepared for Woodcreek Development Partners, by United Design Services, Inc., dated June 13, 2013, (the "Plat") and recorded in the office of the Richland County ROD in Book 1872, page 2327, the Plat being incorporated by reference for a more complete description of the property.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: May 4, 2016

RE: **Property Address:** The Village, Phase 1A
Richland County TMS: 28902-14-01 and 28902-14-02
Owner(s): D.R. Horton, INC., Oldcreek Farms Road and South Olmstead Lane, Elgin, SC 29045
Current Use: Residential
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed Land Use: Urban Edge Residential Small Lot (UER-1)
Current County Zoning: PDD
Proposed City Zoning: PUD-R
Reason for Annexation: Donut Hole / Municipal Services
City Council District: 4
Census Tract: 114.07

The Planning & Development Services advises that the above referenced property has been offered for annexation. Attached, please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to Planning & Development Services. Planning & Development Services will compile your comments for City Council consideration.

This matter was placed on the April 4, 2016 Planning Commission's agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

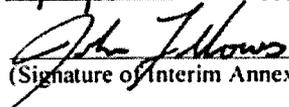
/dle

Attachments

cc: S. Allison Baker, Sr. Assistant City Manager
William Holbrook, Police Chief
Teresa Knox, City Attorney
Dana Higgins, City Engineer
Krista Hampton, Planning & Development Services
Deborah Livingston, Community Development Director
Roger Myers, Business License Administrator
Angela Adams, Water Customer Service
Jerry Thompson, Building Official
Susan Leitner, Engineering
Denny Daniels, Engineering
Carolyn Wilson, Police Planning & Research
Alfreda Tindall, Richland County 911 Addressing Coordinator
Missy Gentry, Assistant City Manager
Aubrey Jenkins, Fire Chief
Joseph Jacob, Utilities and Engineering
Robert Anderson, Public Works Director
Jeff Palen, Finance Director
George Adams, Fire Marshal
Brian Cook, Zoning Administrator
Kimberly Gathers, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
John Fellows, Planning Administrator
Zach Kay, Dev. Center Administrator

Planning Commission Zoning Recommendation: PUD-R (Zoning classification) by 7-0 on 04/04/2016 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: UER-1 (Land Use classification) by 7-0 on 04/04/2016 (mm/dd/yyyy).


(Signature of Interim Annexation Coordinator)

NOTES:
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. NO ABSTRACT TITLE SEARCH, NOR TITLE COMMITMENT SEARCH WERE FURNISHED. THERE MAY BE OTHER RECORDED OR UNRECORDED SETBACKS, EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY THAT MAY AFFECT THIS PROPERTY THAT WERE NOT OBSERVED OR NOT SHOWN ON THIS SURVEY.
 THIS SURVEY IS BASED ON REFERENCED PLATS OF RECORD AND EXISTING EVIDENCE AND CONDITIONS OBSERVED THE DATE OF THIS SURVEY.
 SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 EASEMENTS LOCATIONS SHOWN ARE APPROXIMATE.

NOTES:
 #4 REBARS FOUND AT ALL OLD CORNERS
 #4 REBARS PLACED AT NEW PROPERTY LINE
 CURRENT ZONING: PDD

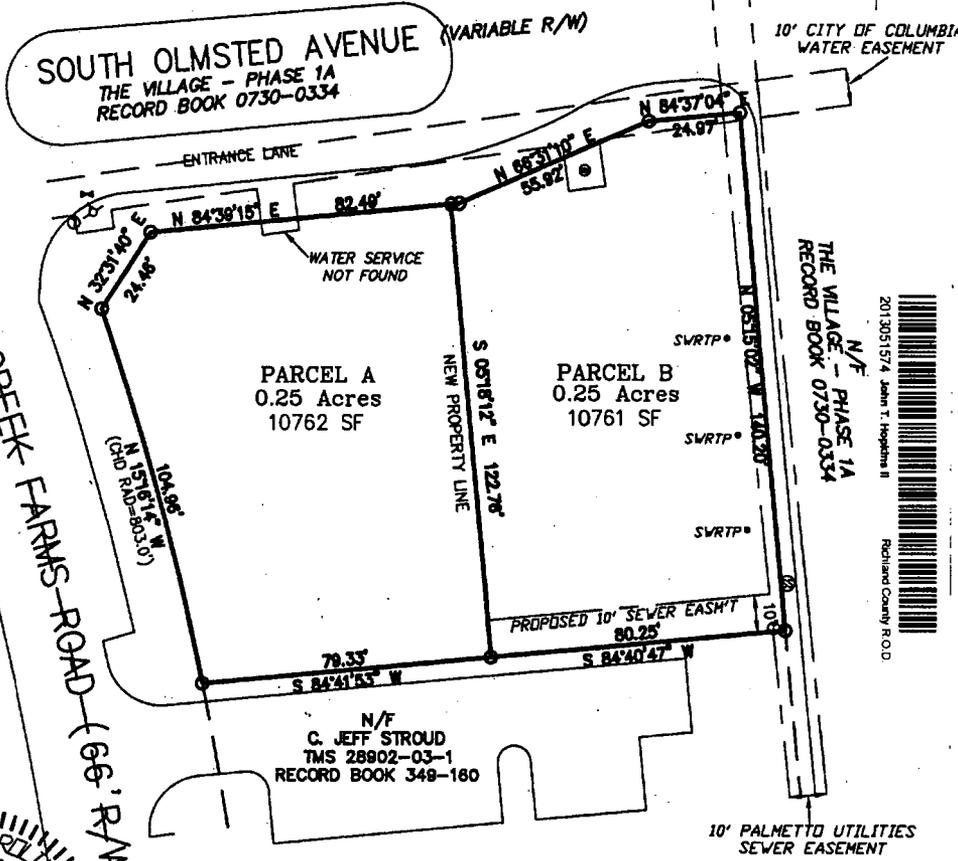
PLANNING & DEVELOPMENT SERVICES
 RICHLAND COUNTY SOUTH CAROLINA

APPROVED FOR RECORDING

Date 6/25/13

RCF# MS-13-73

Signature [Signature]



PLAT PREPARED FOR
 WOODCREEK DEVELOPMENT PARTNERSHIP

RICHLAND COUNTY near COLUMBIA, SOUTH CAROLINA

THESE PARCELS ARE A PORTION OF TMS 25800-03-28 THUS LEAVING 94.42 ACRES± IN SAID TMS PARCEL.

DATE: JUNE 13, 2013 SCALE: 1" = 40'

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL 45079C0280K DATED 9/29/2010 AND TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN THEREON.

[Signature] 6/24/13
 WILLIAM M. BRASINGTON
 PROFESSIONAL LAND SURVEYOR - No.9312

UNITED DESIGN SERVICES, INC.
 140 FRIARSGATE BLVD., IRMO, SC 29083
 PH: (803)750-9142 ■ FAX: (803)732-2891

MAGNETIC

Book 1872-2327
 2013051574 06/25/2013 14:05:30:003
 Fee: \$5.00 County Tax: \$0.00 State Tax: \$0.00
 Plat Standard
 Richland County R.O.D.



CITY COUNCIL

June 21, 2016 at 6:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ANNEXATION, INTERIM COMPREHENSIVE PLAN MAP AMENDMENT, AND INTERIM ZONING MAP AMENDMENT CASE SUMMARY THE VILLAGE, PHASE 1A, 9 & 13 S. OLMSTED LANE TMS# 28902-14-01 AND 28902-14-02

Council District:	4
Proposal:	Annex, assign Interim Urban Edge Residential Small Lot (UER-1) Land Use Classification and Interim Planned Unit Development-Residential (PUD-R) Zoning. The property is currently classified as Neighborhood-Medium Density by Richland County and zoned as PDD- Planned Development by Richland County.
Applicant:	D.R. Horton, INC.
Staff Recommendation:	Annex, Assign Interim UER-1 Land Use Classification and Interim PUD-R Zoning APPROVE
PC Recommendation: 04/04/16	Annex, Assign Interim UER-1 Land Use Classification and Interim PUD-R Zoning APPROVE (7-0)
Annexation, 1 st Reading: PH - 06/21/16	Annex, Assign Interim UER-1 Land Use Classification and Interim PUD-R Zoning PENDING
Annexation, 2 nd Reading: PH - 07/19/16	Annex, Assign Interim UER-1 Land Use Classification and Interim PUD-R Zoning PENDING
Comp Plan Amendment: PH -09/19/16	Confirm Land Use Classification PENDING
Map Amendment: ZPH - 09/19/16	Confirm Zoning PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.5 Acres
Current Use: Single Family Spec. Homes
Proposed Use: Residential
Reason for Annexation: Municipal Services
Urban Service Area: Donut Hole
Current Land Use Classification: Single Family Spec Homes
Proposed (Interim) Land Use Classification: Residential
Current Richland County Zoning: PDD – Planned Development
Proposed (Interim) Zoning: PUD-R
Census Tract: 114.07

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property.

Police

We find that the proposed annexations and assumed development will result in an increase number of calls for services and will cost the CPD **\$9.76** annually to provide service.

Fire

The proposed annexation **will not result in additional costs or impact services** being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

At this time the property is undeveloped and no service cost would occur. The cost associated with solid waste service for these properties is **\$187.0** annually per household upon completion.

Engineering

Because water and sewer lines currently exist in this area and the developer will install new infrastructure at the time of development, the Utilities and Engineering Division **will not incur any costs** associated with this annexation. There is a tap fee for the property owner.

Water Customer Care

Annexation will result in an approximately **40% reduction** in water and sewer service rates for the customer.

Planning & Development Services

We recommend annexation of this property. The estimated annual city property tax revenue after annexation of these properties will generate approximately **\$1,308.35**.

*Estimated City Tax Revenue calculated as: $(\text{Tax Value} * \text{Tax Rate}) * \text{City Millage Rate } (.0981) - (\text{Tax Value} * \text{Local Option Sales Tax Credit } (.002))$.

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcels are 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 it wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the city limits and “islands” or donut holes 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. Long Range areas include parcels that are anticipated for future growth and urban service expansion, but are currently lacking in basic service availability. The basis for this area is the Water Service Boundary established in the Comprehensive Plan which was then modified for the establishment of an Urban Service Area through a more detailed analysis of existing development and growth of adjacent municipalities. Long Range areas periodically will need to be reviewed to determine whether the status needs revision due to change in conditions.

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. These areas 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.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends subject parcels 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 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. Culs-de-sac are the 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 and Mausoleums

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

The subject parcels are not covered by an area plan which has been adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The parcels and surrounding parcels are currently zoned PDD Planned Development in Richland County and surrounding parcels within the City of Columbia are PUD Planned Unit Development.

The parcels are proposed to be designated with the interim zoning PUD Planned Unit Development within the City of Columbia. 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.

STAFF RECOMMENDATION

Recommend to City Council Annex said land with interim UER-1 land use classification and interim zoning of PUD-R.

City of Columbia

9 & 13 S. Olmsted Lane



Wednesday, March 23, 2016



We Are Columbia

CITY OF COLUMBIA GIS DATA DISCLAIMER

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Future Land Use Map

The Village, Phase 1A: 9 & 13 S. Olmsted Lane
 TMS# 28902-14-01 and 28902-14-02. Interim 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



0 45 90 180
 Feet

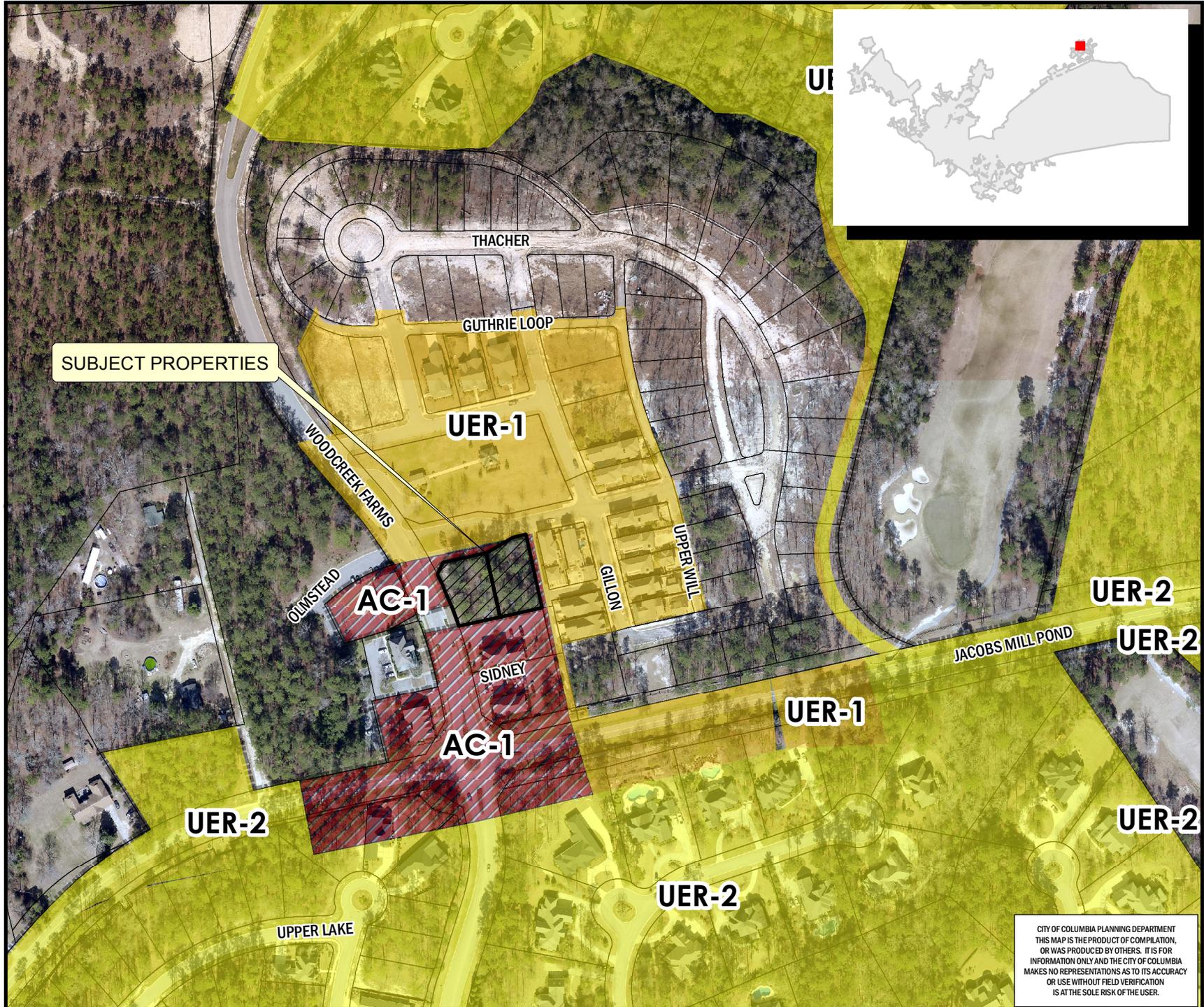
ORIGINAL PREPARATION/DATE:

This map was prepared by:

Ahmed Abdullah
 March 22, 2016



We Are Columbia



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning & Development Services

The Park, Phase 1A: 9 & 13 S. Olmstead Lane,
TMS# 28902-14-01 and 28902-14-02
ZONING: Existing: PDD (County); Proposed: Interim PUD-R (City)

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		Ft Jackson Overlay

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Ahmed Abdullah
March 22, 2016

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