



CITY OF COLUMBIA
AGENDA MEMORANDUM

MEETING DATE: July 19, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

PRESENTER: Krista Hampton

FINANCIAL IMPACT:

1501 SAINT ANDREWS ROAD, TMS# 06113-02-33

Council District: 1

Proposal: Annex, assign Neighborhood Activity Corridor (AC-1) Land Use Classification and General Commercial (C-3) Zoning. The property is currently classified as Mixed Residential - High Density by Richland County and zoned as GC by Richland County

Applicant: KAL STONE, LLC

Staff Recommendation: Annex, Assign AC-1 Land Use Classification and C-3 Zoning
Approve

PC Recommendation: 05/02/16 Annex, Assign AC-1 Land Use Classification and C-3 Zoning
Approve (8-0)

Zoning Public Hearing: 07/19/16 Annex, Assign AC-1 Land Use Classification and C-3 Zoning
Pending

Zoning Public Hearing: 08/16/16 Annex, Assign AC-1 Land Use Classification and C-3 Zoning
Pending

ATTACHMENTS:

- ANNEXATION_1501_StAndrewsRoad-PalmettoStateGlass1 (PDF)
- 2016-054 annex-incorporate 1501 St Andrews (PDF)



CITY COUNCIL

July 19, 2016 at 7:00pm

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

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY 1501 SAINT ANDREWS ROAD, TMS# 06113-02-33

| | | |
|--|---|---------------|
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CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 2.12 acres

Current Use: Commercial

Proposed Use: Commercial

Reason for Annexation: Municipal Services. The parcel is adjacent to the City. The property is located in a long range area.

Urban Service Area: Contiguous

Current Land Use Classification: Mixed Residential (High Density)

Proposed Land Use Classification: Neighborhood Activity Corridor (AC-1)

Current Richland County Zoning: General Commercial District (GC)

Proposed Zoning: General Commercial District (C-3)

Census Tract: 104.7

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 annexation will result in no increase in the number of calls for services and will cost the CPD **\$0.00** 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 **\$1,495**.

*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 parcel is contiguous to the City's corporate boundary and is not currently located within a donut hole, primarily area, or secondary service area. The property has a water covenant.

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" 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.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends the subject parcel be designated Neighborhood Activity Corridor (AC-1) in The Columbia Plan 2018 Future Land Use Map.

Neighborhood Activity Corridors are a linear extension of a Neighborhood or Community Activity Center. They contain nearly identical building types and uses to a Neighborhood 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 1-mile drive or a 15 minute walk and typically consist of a limited collection of commercial and service uses.

Primary Types

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

Secondary Types

- Civic/Institutional
- Multi-family Small and Medium
- Single-family Attached

Tertiary Types

- Cemeteries & Mausoleums
- Parking Structures and Lots

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

The subject parcel is covered by the *Broad River Corridor and Community Master Plan*, which was developed in August 2010 as a partnership between Richland County, Central Midlands Council of Governments, and the City of Columbia. It is located within the St. Andrews East Neighborhoods Sub-Area as designated by the Plan, and is within a half-mile radius of the designated St. Andrews Business Assistance/Community Center Catalyst Project and Neighborhood Activity Center. The Plan indicates that the proposed land use character district for this area should be the Transition Mixed-Use District, which should include mid-rise buildings between 2-4 stories in height consisting of a diverse stock of attached housing types and neighborhood commercial uses. A portion of the property is within a half mile of the designated St. Andrews Neighborhood Activity Center.

PROPOSED ZONING DISTRICT SUMMARY

The parcel and surrounding parcels are currently zoned GC General Commercial District in Richland County and surrounding parcels within the City of Columbia are C-3.

The parcel is proposed to be zoned C-3 General Commercial District within the City of Columbia. This district is designed to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics. Certain related structures and uses 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

Recommend City Council annex said land and assign AC-1 land use classification and zoning of C-3 zoning at the time of annexation.



SAINT ANDREWS

MEADOWLAND

MEADOWLAND

SAINT ANDREWS

NO NAME

NO NAME

NO NAME

NO NAME

NO NAME

Future Land Use Map

1501 Saint Andrews Road, TMS# 06113-02-33; FLU: AC-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

N

0 62.5 125 250 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Ahmed Abdullah
 April 7, 2016



CITY OF COLUMBIA PLANNING DEPARTMENT
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 OR WAS PRODUCED BY OTHERS. IT IS FOR
 INFORMATION ONLY AND THE CITY OF COLUMBIA
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Zoning Map

1501 Saint Andrews Road, TMS# 06113-02-33
Existing Zoning: Richland County GC; Proposed Zoning: C-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 | |



0 50 100 200
Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

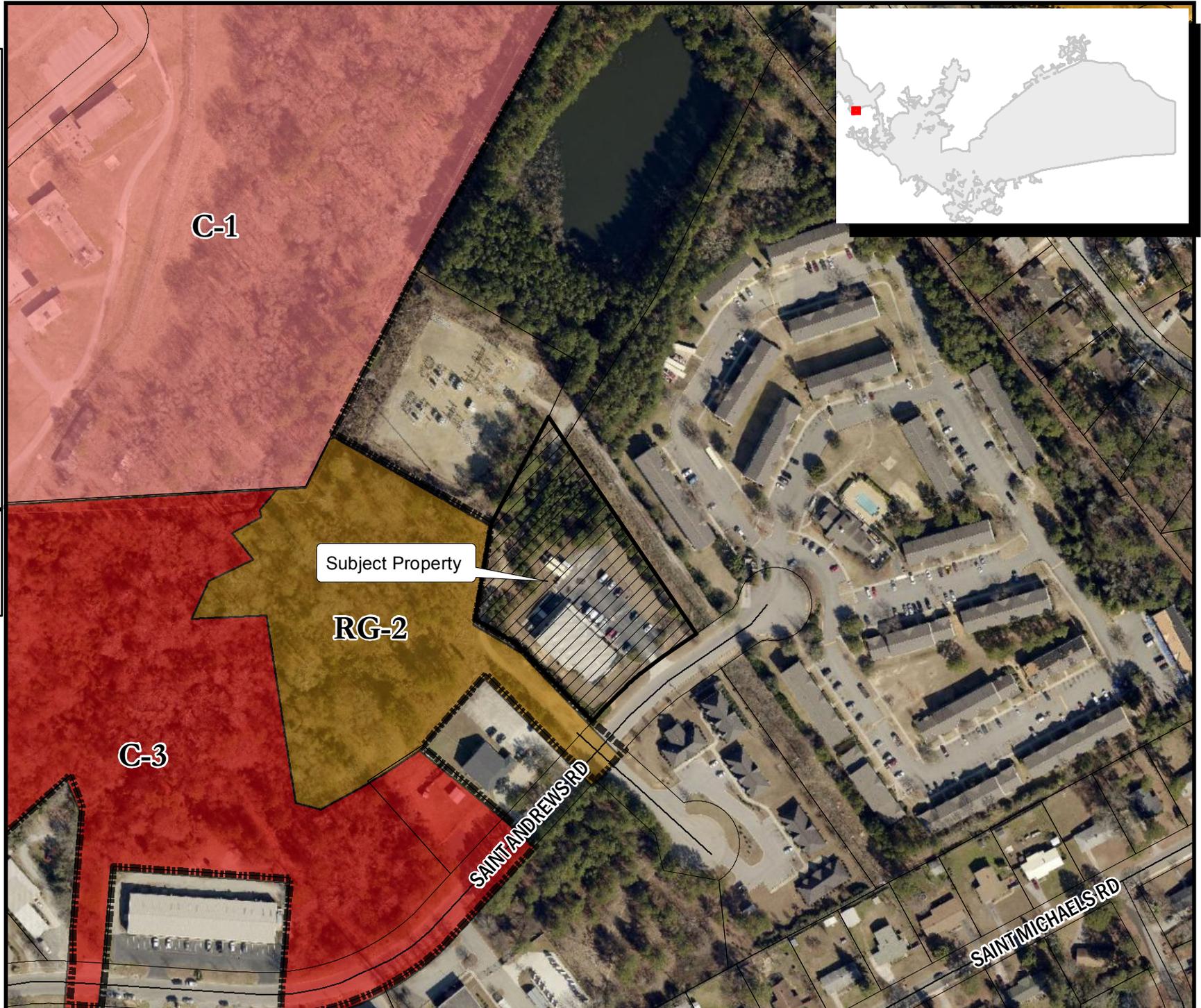
Leigh DeForth
April 14, 2016

DISCLAIMER:

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We Are Columbia



ORDINANCE NO.: 2016-054

*Annexing and Incorporating 1501 St. Andrews Road, Richland County TMS #06113-02-33
into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by
Ordinance No.: 2015-014 on February 17, 2015*

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; and,

WHEREAS, City Council adopted the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; 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, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. This property shall be zoned C-3, apportioned to City Council District 1, Census Tract 104.07, contains 2.12 acres, and shall be assigned a land use classification of Neighborhood Activity Corridor (AC-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 06113-02-33

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

Requested by:

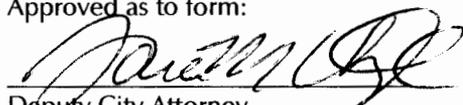
Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:



Deputy City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

LEGAL DEPARTMENT DRAFT

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-054

All that certain piece, parcel or lot lying and being situated near the City of Columbia, the County of Richland, and the State of South Carolina, containing 2.12 acres, more or less, being shown and delineated on a plat prepared for Kal Stone, LLC by Baxter Land Surveying Co., Inc., dated May 28, 2015. Said parcel having such boundaries and measurements as are shown on said plat.

LEGAL DEPARTMENT DRAFT

