



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: See Case Summary

7709 RAMONA STREET, TMS# 16208-04-04

Council District: 3

Proposal: Annex, assign Urban Edge Residential Small Lot (UER-1) Land Use Classification and RS-2, -FP Zoning. The property is currently classified as Economic Development Center/Corridor by Richland County and zoned as RS-MD by Richland County.

Applicant: Jacqueline McDuffie

Staff Recommendation: Annex, Assign UER-1 Land Use Classification and RS-2, -FP Zoning
Approve

PC Recommendation: 06/06/16 Annex, Assign UER-1 Land Use Classification and RS-2, -FP Zoning
Approve (7-0)

Zoning Public Hearing: 07/19/16 Annex, Assign UER-1 Land Use Classification and RS-2, -FP Zoning
Pending

Zoning Public Hearing: 08/16/16 Annex, Assign UER-1 Land Use Classification and RS-2, -FP Zoning
Pending

ATTACHMENTS:

- ANNEXATION_7709-Ramona (PDF)

- 2016-057 annex-incorporate 7709 Ramona (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 7709 RAMONA STREET, TMS# 16208-04-04

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CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.41 acres

Current Use: Residence

Proposed Use: Residence

Reason for Annexation: Municipal Services

Urban Service Area: Secondary

Current Land Use Classification: Economic Development Center/Corridor (Richland County)

Proposed Land Use Classification: Urban Edge Residential Small Lot (UER-1)

Current Richland County Zoning: Residential, Single-Family – Medium Density District (RS-MD)

Proposed Zoning: Single Family Residential District, -Flood Protective Area (RS-2, -FP)

Census Tract: 117.02

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 **\$14.55** 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 **\$222**.

*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 in a "Secondary Area" 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.

Secondary areas are those areas where the City determines it logical or advantageous to provide services, but where all services may not be at optimal levels for annexation at this time. For instance, it may be that the property is outside of the generally accepted fire response area, or the storm drainage and/or road system is substandard. Annexation in these areas may occur, but a more detailed analysis will need to be accomplished to determine the possible impact on revenue. As is stated in the policy, these areas may include "higher value" properties that would prove beneficial to revenues.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends that the subject parcel 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 remaining 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. Cul-de-sacs are 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 & 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 Residential, Single-Family – Medium Density District (RS-MD) by Richland County, and surrounding parcels are currently zoned Manufactured Home Residential District (MH) and Residential, Single-Family – Medium Density District (RS-MD) by Richland County. Surrounding parcels within the City of Columbia are zoned Heavy Industrial District (M-2).

The proposed City of Columbia zoning district is Single Family Residential District (RS-2), -Flood Protective Area (-FP).

Single Family Residential District (RS-2)

The RS-1, RS-1A, RS-1B, RS-2 and RS-3 districts are intended as single-family residential areas with detached units with low to medium population densities. Use regulations for the single-family districts are identical, but contain varying classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of those areas are permitted outright within such districts or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the single-family residential character of the district.

-Flood Protective Area (-FP)

Certain areas within the city are subject to periodic inundation by floodwater, which results or may reasonably be foreseen to result in loss of life and property, health and safety hazards, disruption of commerce and governmental services and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare. These hazards are caused or extended in part by the occupancy of flood hazard areas by uses which increase flood damage upon other lands or uses which are vulnerable to floods because they are inadequately elevated or not otherwise protected from flood damages. It is, therefore, the intent of this article to lessen such hazards or losses by restricting or prohibiting uses which are dangerous to health, safety or property in times of flood or which cause excessive

increases in flood heights or velocities; by requiring that uses vulnerable to floods be protected against flood hazards at the time of initial construction; and by controlling filling, grading, mineral extraction, placing of obstructions within flood channels and other activities, uses or characteristics of use which may increase flood damage.

STAFF RECOMMENDATION

Recommend City Council annex said land and assign UER-1 land use classification and zoning of RS-2, -FP at the time of annexation.



Future Land Use Map

7709 Ramona Street, TMS#: 16208-04-04
 FLU: UER-1

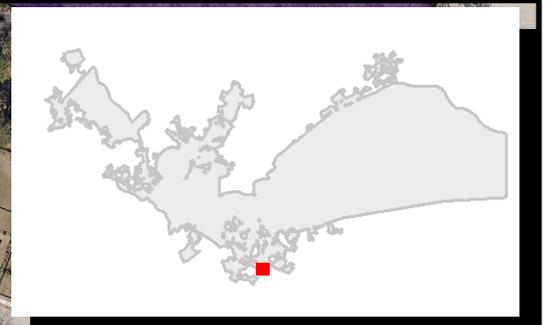
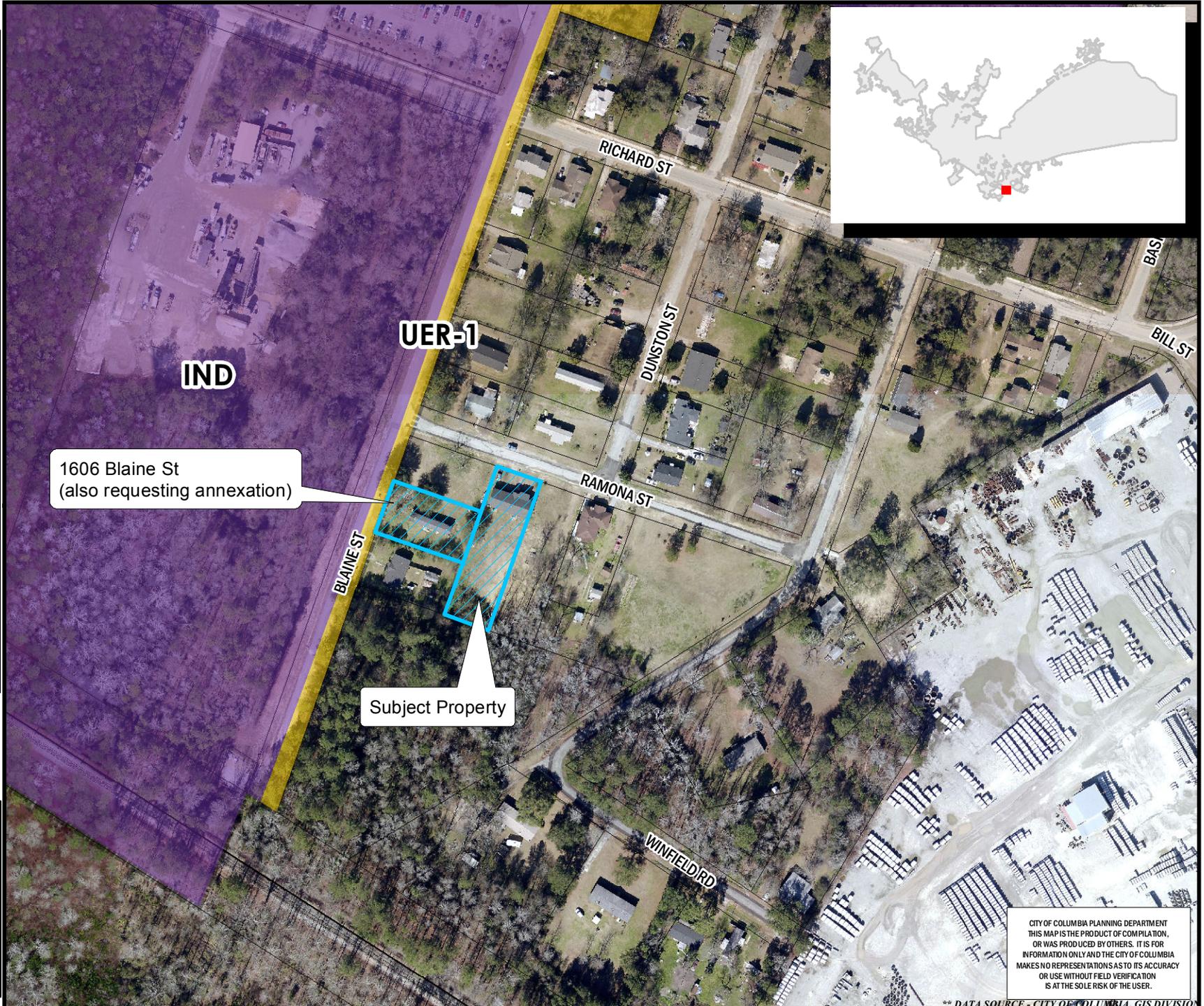
Department of Planning &
 Development Services

Legend

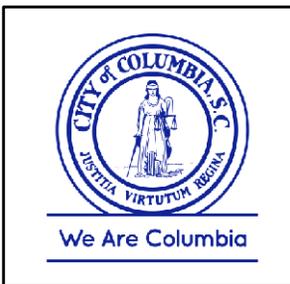
- CITY LIMITS
- PARCELS
- UCMR-1 - Urban Core Mixed Residential 1
- UCMR-2 - Urban Core Mixed Residential 2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small 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

N

0 50 100 200 Feet



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



CITY OF COLUMBIA PLANNING DEPARTMENT
 THIS MAP IS THE PRODUCT OF COMPILATION,
 OR WAS PRODUCED BY OTHERS. IT IS FOR
 INFORMATION ONLY AND THE CITY OF COLUMBIA
 MAKES NO REPRESENTATIONS AS TO ITS ACCURACY
 OR USE WITHOUT FIELD VERIFICATION
 IS AT THE SOLE RISK OF THE USER.

** DATA SOURCE - CITY OF COLUMBIA GIS DIVISION

Zoning Map

7709 Ramona Street, TMS#: 16208-04-04

Existing Zoning: RS-MD (Richland County); Proposed Zoning: RS-2, -FP

Department of Planning & Development Services

Legend

CITY LIMITS

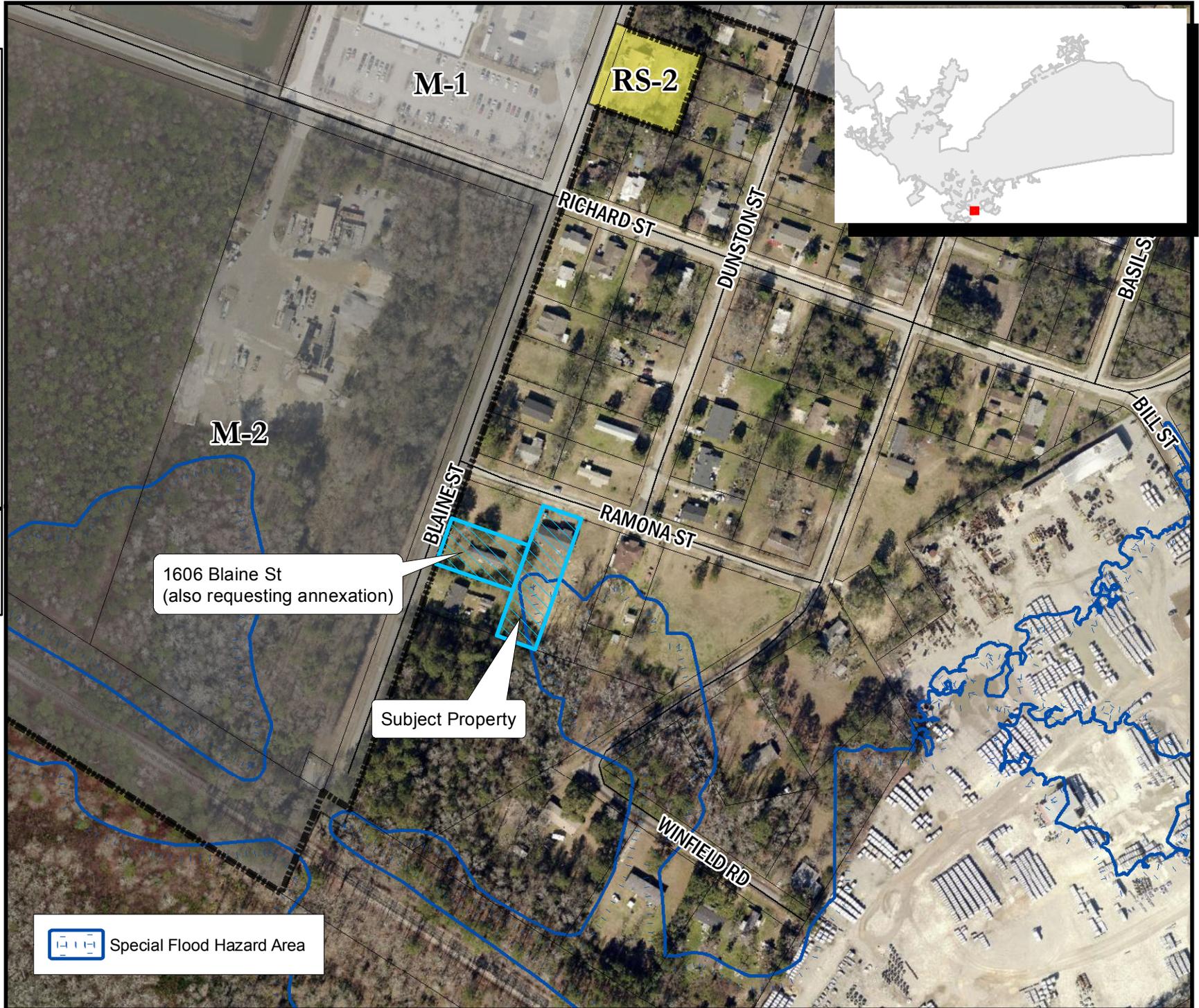
PARCELS

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
May 19, 2016

DISCLAIMER:
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



Special Flood Hazard Area

ORDINANCE NO.: 2016-057

*Annexing and Incorporating 7709 Ramona Street, Richland County TMS #16208-04-04
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 RS-2, -FP, apportioned to City Council District 3, Census Tract 117.02, contains 0.42 acres, and shall be assigned a land use classification of Urban Edge Residential Small Lot (UER-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16208-04-04

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

Requested by:

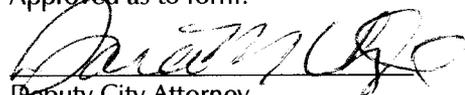
Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:


Deputy City Attorney

ATTEST:

City Clerk

Introduced:

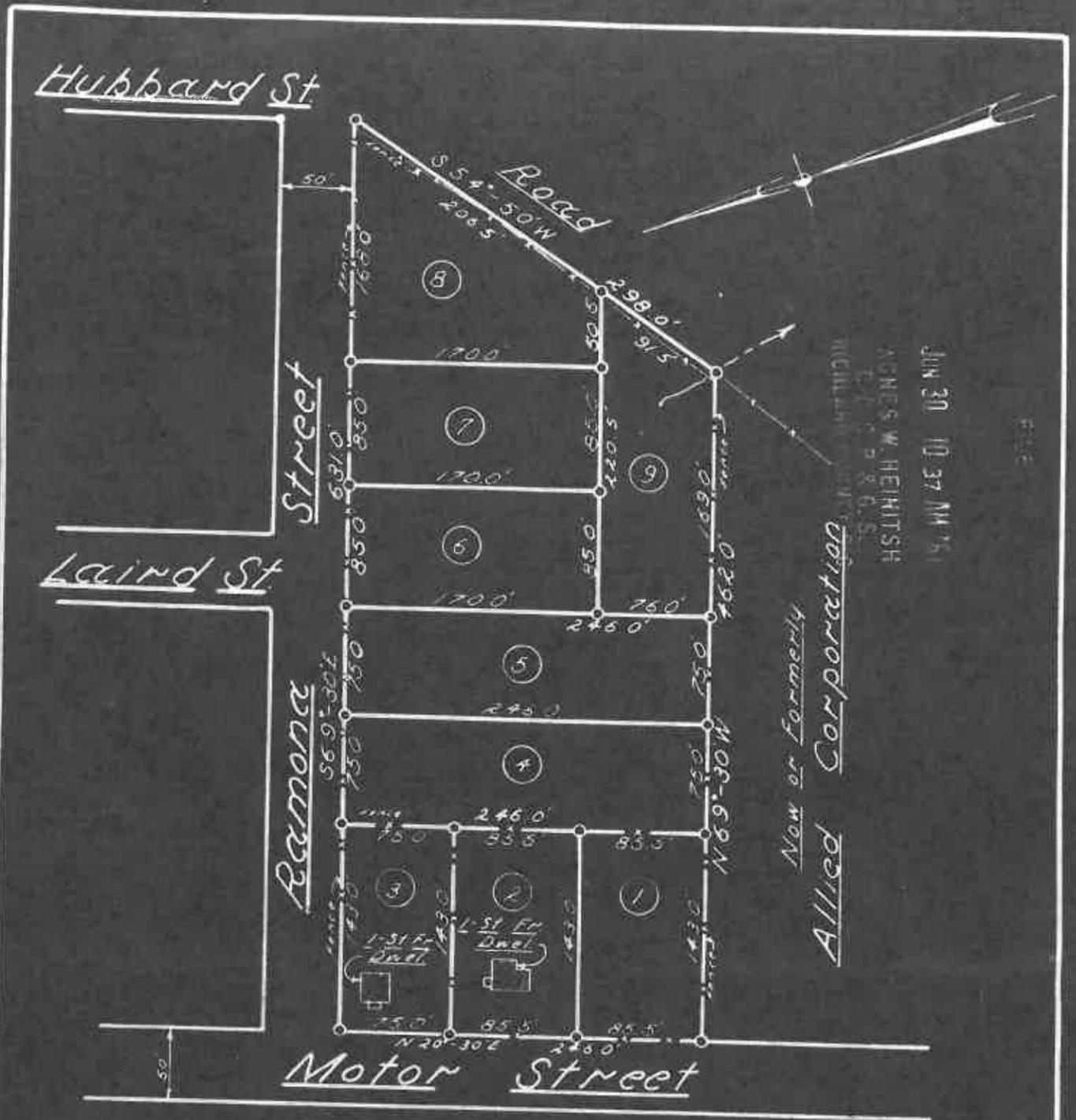
Final Reading:

LEGAL DEPARTMENT DRAFT

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-057

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, shown as 0.42 acres more or less and delineated as Lot Four (4) on a plat made by B.P. Barber, Associates, Eng., dated May 17, 1960, recorded in the Office of the Register of Deeds for Richland County in Plat Book 18, Page 3, and having such boundaries and measurements as are shown on said plat.

LEGAL DEPARTMENT DRAFT



Property Subdivided for
G. W. Clark
 Near Childs Station ~ Richland County, S.C.
 Scale 1"=100'
 B. P. Barber & Associates ~ Engineers ~ Columbia, S.C.
 May 17, 1960
 Note: All lot corners marked with iron pipe

REF. PLAN 24105-49, #10,400-47,
 P. 2, 1706, 48