



CITY OF COLUMBIA
AGENDA MEMORANDUM

MEETING DATE: July 19, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: MAP AMENDMENT CASE SUMMARY

PRESENTER: Krista Hampton

FINANCIAL IMPACT: See Case Summary

**THE PARK, PHASE FOUR AND FIVE, W/S WOODCREEK FARMS ROAD
TMS# 25800-03-46**

City Council District: 4

Proposal: Establish City of Columbia PUD-R (Planned Unit Development - Residential) zoning

Applicant: Two Parks LLC

PC Recommendation: 04/04/2016 Richland County PDD to Interim PUD-R zoning Approval (7-0)

Annexation, 1st Reading: 05/03/2016 Annex, Assign Interim UER-2 land use
Approved classification, and interim PUD-R zoning

Annexation, 2nd Reading: 05/17/2016 Annex, Assign Interim UER-2 land use
Approved classification, and interim PUD-R zoning

PH, 1st Reading: 07/19/2016 Amend Future Land Use Map confirm
Pending UER-2 land use classification

ZPH, 1st Reading: 07/19/2016 Confirm PUD-R zoning
Pending

City Council, 2nd Reading: 08/16/2016 Amend Future Land Use Map confirm
Pending UER-2 land use classification Confirm PUD-R
zoning Pending

ATTACHMENTS:

- 07-19-2016_MA_The Park Phase Four and Five (PDF)



CITY COUNCIL

July 19, 2016 at 7:00pm

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

MAP AMENDMENT CASE SUMMARY

THE PARK, PHASE FOUR AND FIVE, W/S WOODCREEK FARMS ROAD TMS# 25800-03-46

City Council District:	4		
Proposal:		Establish City of Columbia PUD-R (Planned Unit Development - Residential) zoning	
Applicant:		Two Parks LLC	
PC Recommendation:	04/04/2016	Richland County PDD to Interim PUD-R zoning	Approval (7-0)
Annexation, 1st Reading:	05/03/2016	Annex, Assign Interim UER-2 land use classification, and interim PUD-R zoning	Approved
Annexation, 2nd Reading:	05/17/2016	Annex, Assign Interim UER-2 land use classification, and interim PUD-R zoning	Approved
PH, 1st Reading:	07/19/2016	Amend Future Land Use Map to confirm UER-2 land use classification	Pending
ZPH, 1st Reading:	07/19/2016	Confirm PUD-R zoning	Pending
City Council, 2nd Readings:	08/16/2016	Amend Future Land Use Map to confirm UER-2 land use classification	Pending
		Confirm PUD-R zoning	Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 42.65 acres

Current Use: Undeveloped land (part of the Woodcreek Farms development approved by Richland County)

Proposed Use: Residential development

Current Interim Land Use Classification: UER-2

Proposed Land Use Classification: UER-2

Current Interim Zoning: PUD-R

Proposed Zoning: PUD-R

Census Tract: 114.07

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The subject parcel has been designated an interim land use classification of Urban Edge Residential Large Lot (UER-2), and is in the process of being incorporated into The Columbia Plan 2018 Future Land Use Map with said designation.

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 was assigned an interim zoning of PUD-R at the time of annexation, and was previously zoned PDD by Richland County.

Planned Unit Development – Residential District (PUD-R)

The parcels are proposed to be zoned 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

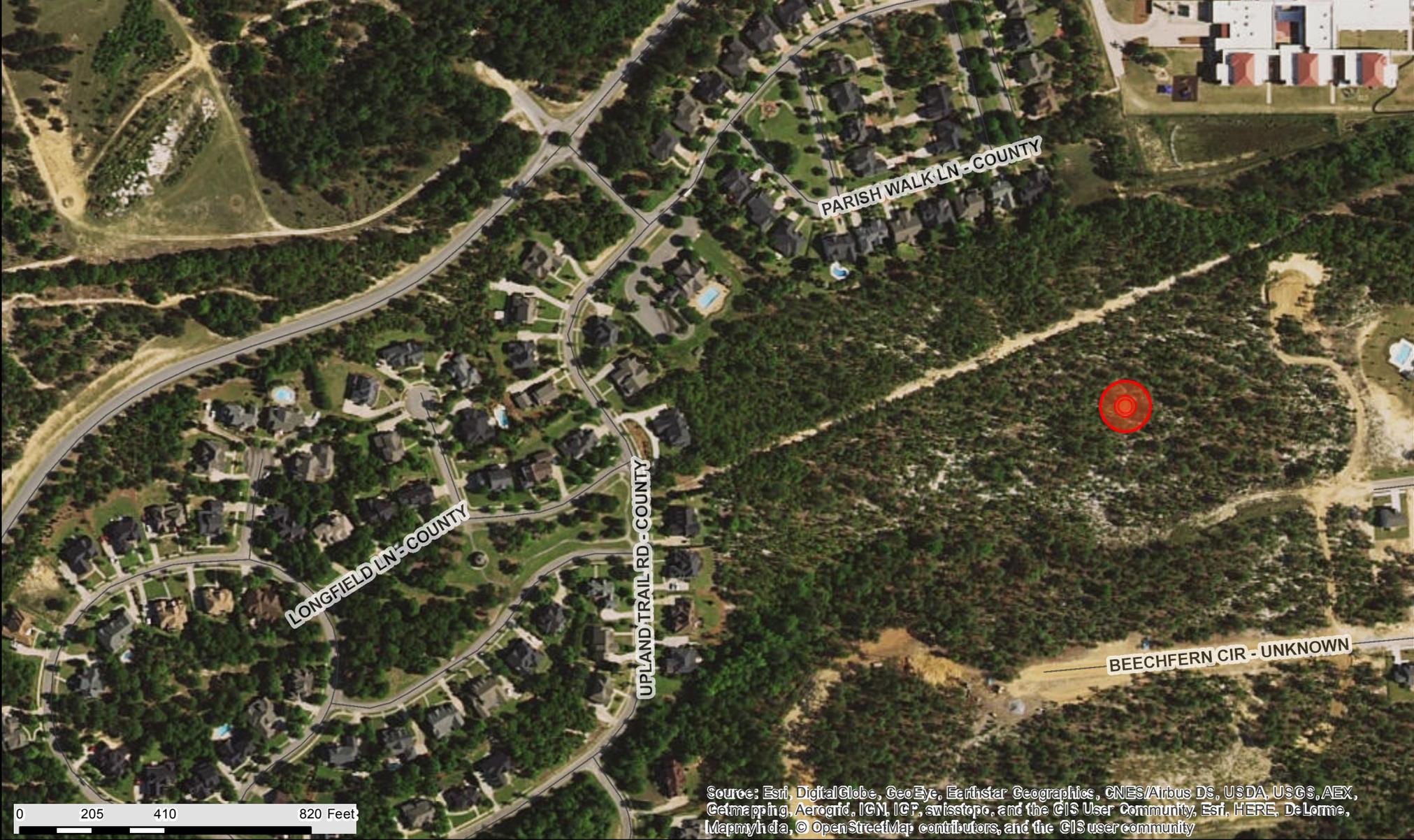
Staff recommends that City Council confirm the zoning of PUD-R and amend the zoning map accordingly.

City of Columbia

The Park Phases 4 and 5



Wednesday, March 23, 2016



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

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We Are Columbia



Future Land Use Map

The Park, Phase Four and Five: W/S Woodcreek Farms, TMS# 25800-03-46.
Interim 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



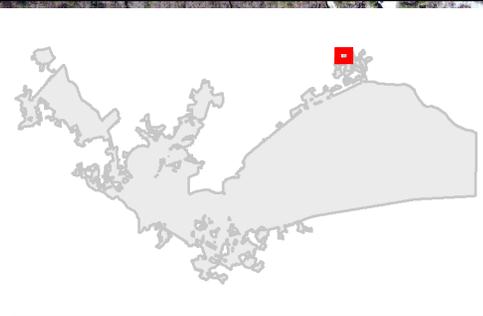
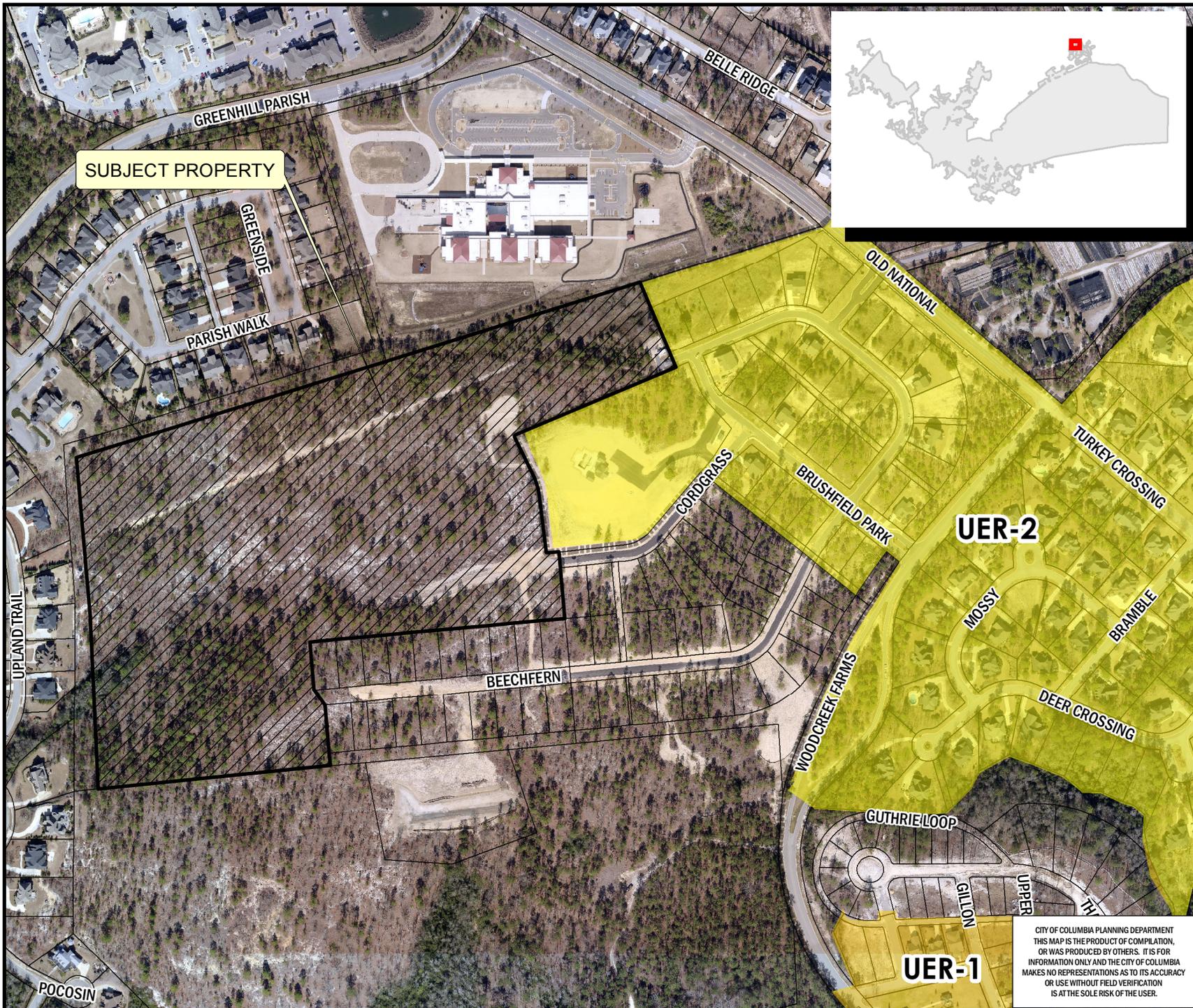
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ORIGINAL PREPARATION/DATE:
This map was prepared by:

Ahmed Abdullah
March 22, 2016



We Are Columbia



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

The Park, Phase Four and Five: W/S Woodcreek Farms, TMS# 25800-03-46
 ZONING: Existing: PDD (County); Proposed: Interim PUD-R (City)

Department of Planning & Development Services

Legend

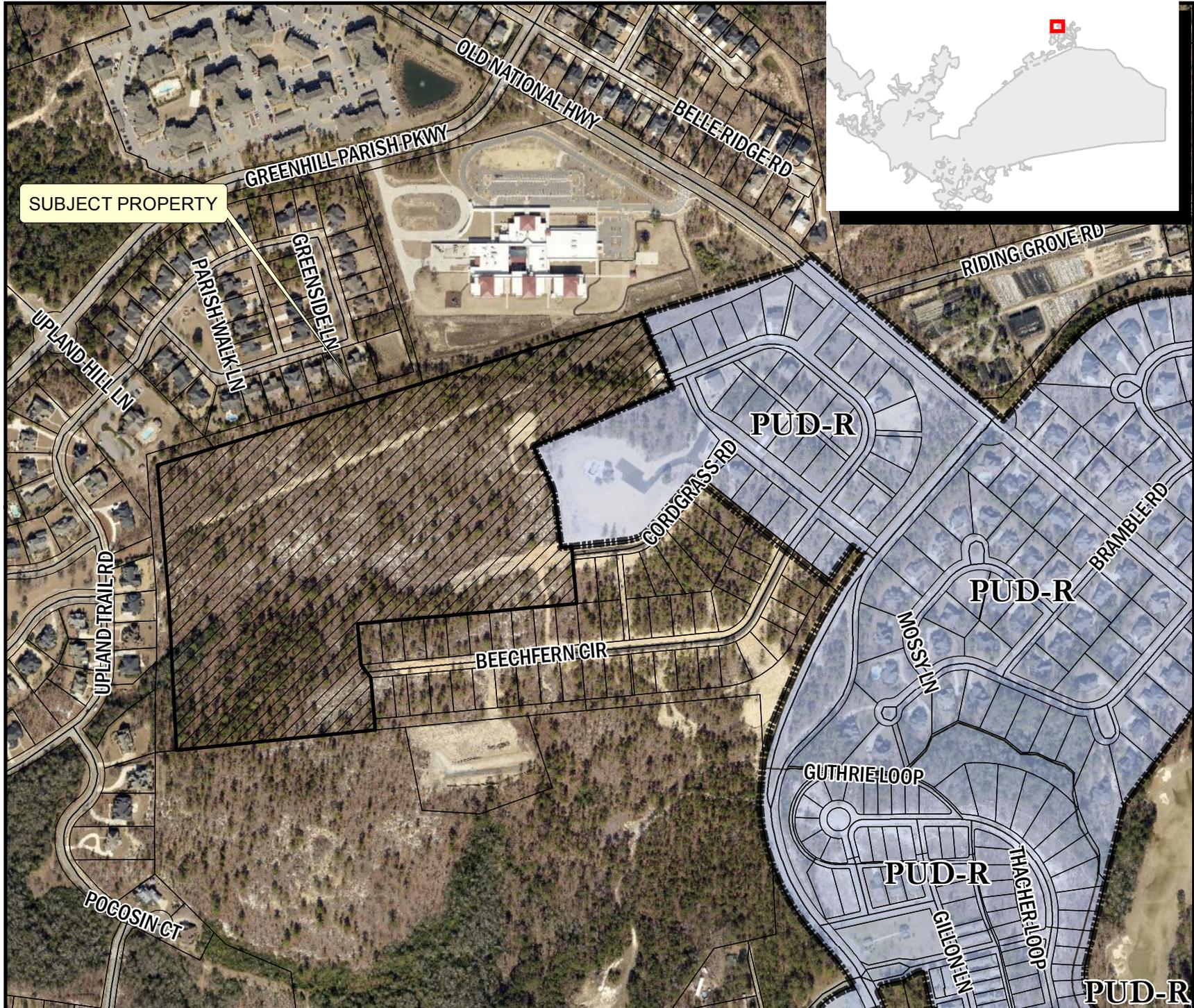
CITY LIMITS
 PARCELS

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	Ft Jackson Overlay

0 75 150 300 Feet

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

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