



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 TWO: 1392, 1388, 1372, 1360, 1391, 1415 BEECHFERN CIRCLE, BEECHFERN CIRCLE WALKWAY, BEECHFERN CIRCLE ROADS, 517, 523, 527, 535 CORDGRASS ROAD, CORDGRASS ROAD WALKWAY, CORDGRASS ROAD ROADS, AND 40/50 BUFFER WOODCREEK FARMS ROAD, TMS# 25815-01-08, 25815-01-09, 25815-01-12, 25815-01-14, 25815-02-21, 25815-02-24, 25815-01-15, 25815-05-05, 25815-02-08, 25815-02-10, 25815-02-11, 25815-02-14, 25815-02-12, 25815-05-03, 25815-01-18

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

Pending

City Council, 2nd Readings:
Pending

08/16/2016 Amend Future Land Use Map confirm
UER-2 land use classification Confirm PUD-zoning
Pending

ATTACHMENTS:

- 07-19-2016_MA_The Park 2 (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 TWO: 1392, 1388, 1372, 1360, 1391, 1415 BEECHFERN CIRCLE, BEECHFERN CIRCLE WALKWAY, BEECHFERN CIRCLE ROADS, 517, 523, 527, 535 CORDGRASS ROAD, CORDGRASS ROAD WALKWAY, CORDGRASS ROAD ROADS, AND 40/50 BUFFER WOODCREEK FARMS ROAD, TMS#s 25815-01-08, 25815-01-09, 25815-01-12, 25815-01-14, 25815-02-21, 25815-02-24, 25815-01-15, 25815-05-05, 25815-02-08, 25815-02-10, 25815-02-11, 25815-02-14, 25815-02-12, 25815-05-03, 25815-01-18

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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 Confirm PUD-R zoning	Pending Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 6.69 acres

Current Use: Residential development (lots approved by Richland County and already platted)

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

Subject parcels have been designated an interim land use classification of Urban Edge Residential Large Lot (UER-2), and are 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 parcels were assigned an interim zoning of PUD-R at the time of annexation, and were 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

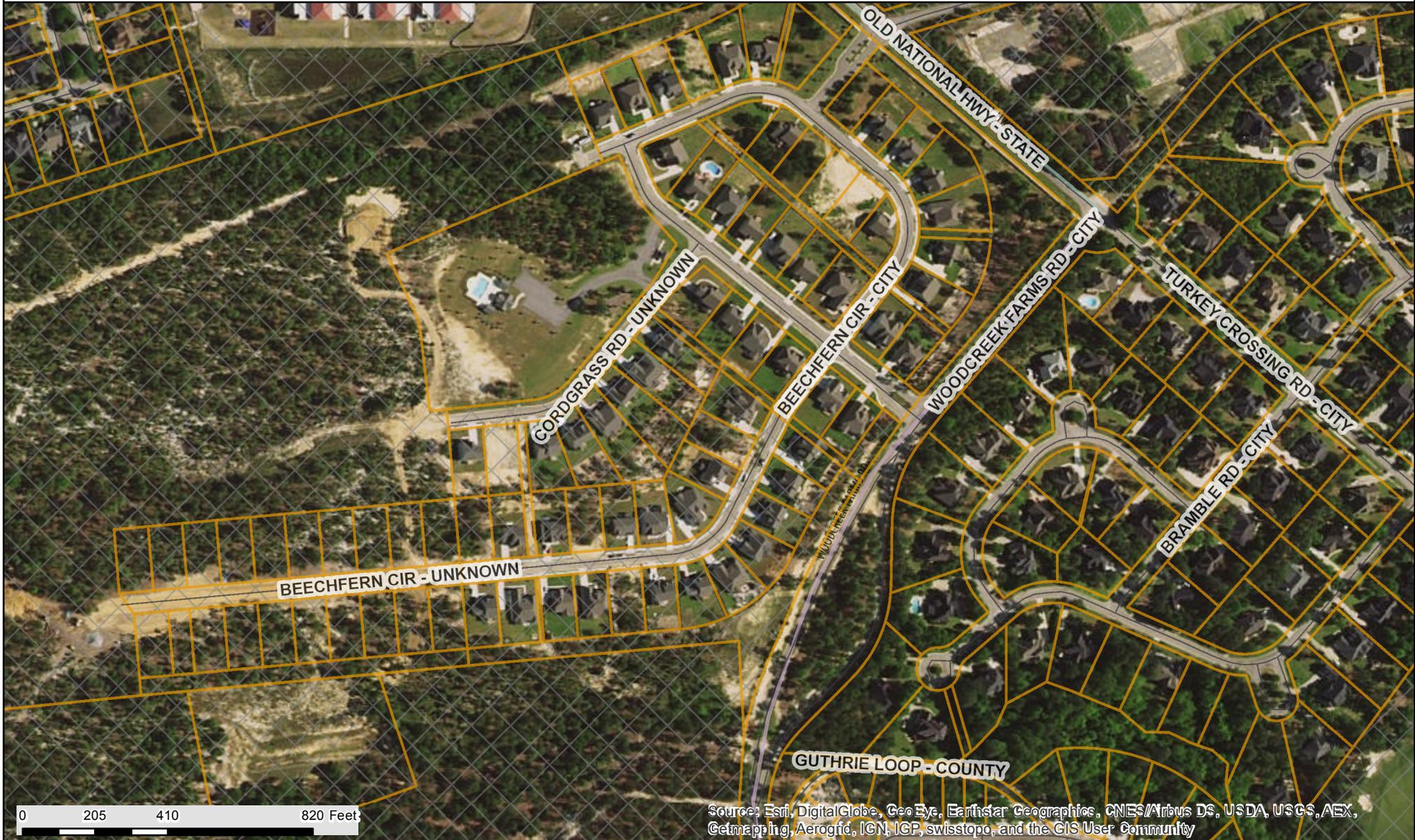
Staff recommends that City Council confirm the zoning of PUD-R and amend the zoning map accordingly.

City of Columbia

The Park Phase 2



Thursday, March 24, 2016



We Are Columbia

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Future Land Use Map

The Park, Phase Two: Beechfern Cir and Cordgrass Rd; TMS#s 25815-01-08, 25815-01-09, 25815-01-12, 25815-01-14, 25815-02-21, 25815-02-24, 25815-01-15, 25815-05-05, 25815-02-08, 25815-02-10, 25815-02-11, 25815-02-14, 25815-02-12, 25815-05-03, 25815-01-18; Proposed FLU: UER-2

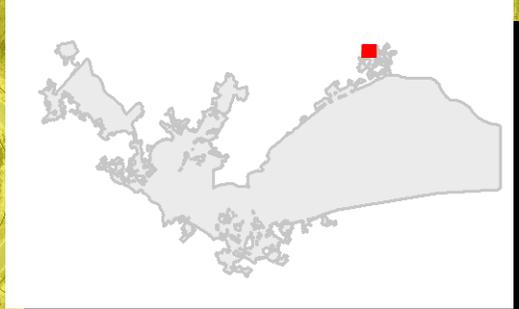
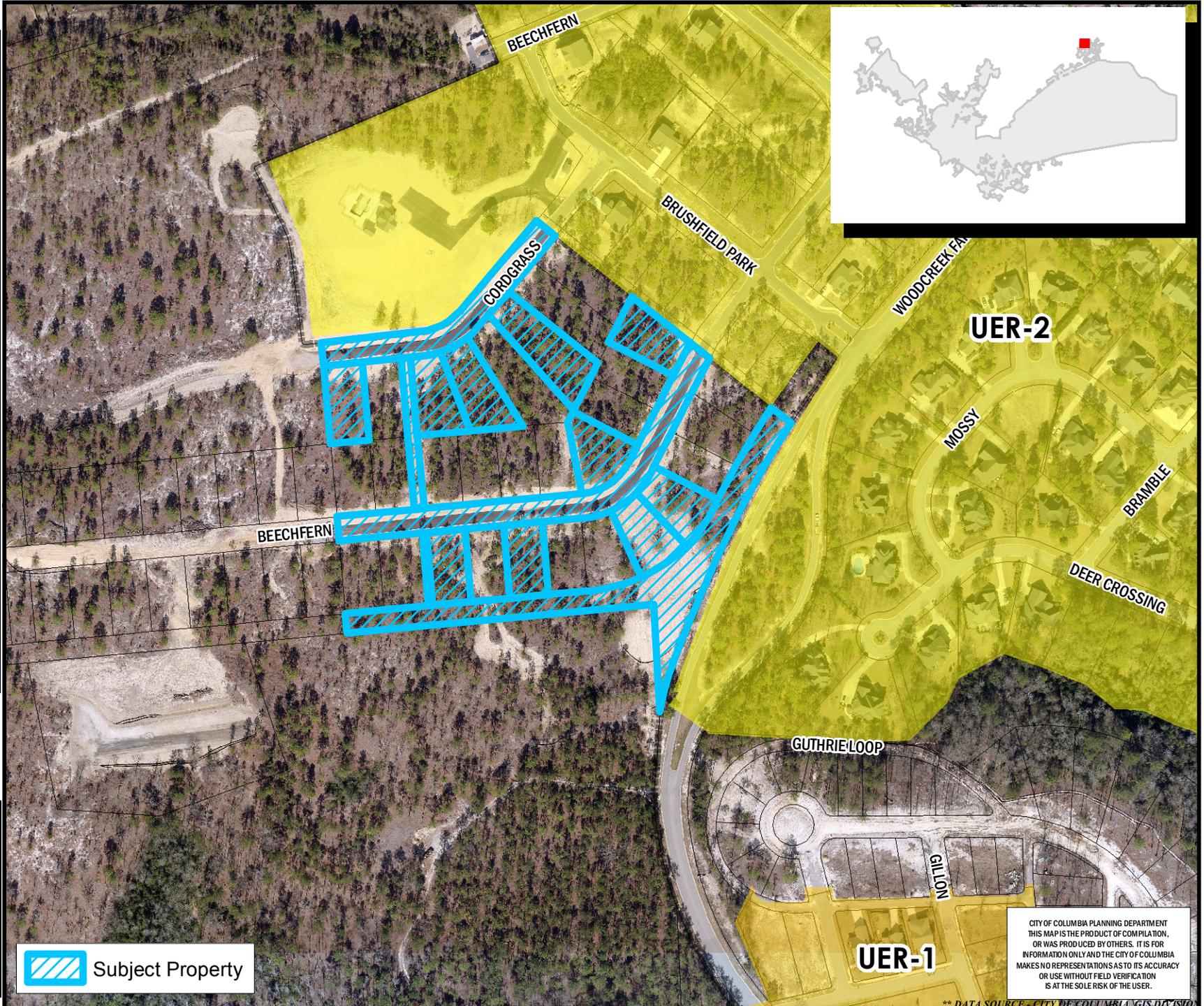
Department of Planning & Development Services

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

0 50 100 200 Feet



ORIGINAL PREPARATION/DATE:
This map was prepared by:
Leigh DeForth
April 13, 2016



Subject Property

CITY OF COLUMBIA PLANNING DEPARTMENT
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OR WAS PRODUCED BY OTHERS. IT IS FOR
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** DATA SOURCE: CITY OF COLUMBIA GIS DATA DIVISION

Zoning Map

Department of Planning & Development Services

The Park, Phase Two: Beechfern Circle and Cordgrass Road; TMS#s 25815-01-08, 25815-01-09, 25815-01-12, 25815-01-14, 25815-02-21, 25815-02-24, 25815-01-15, 25815-05-05, 25815-02-08, 25815-02-10, 25815-02-11, 25815-02-14, 25815-02-12, 25815-05-03, 25815-01-18 Prior Zoning: Richland County PDD; Proposed Zoning (same as Interim Zoning): PUD-R

Legend

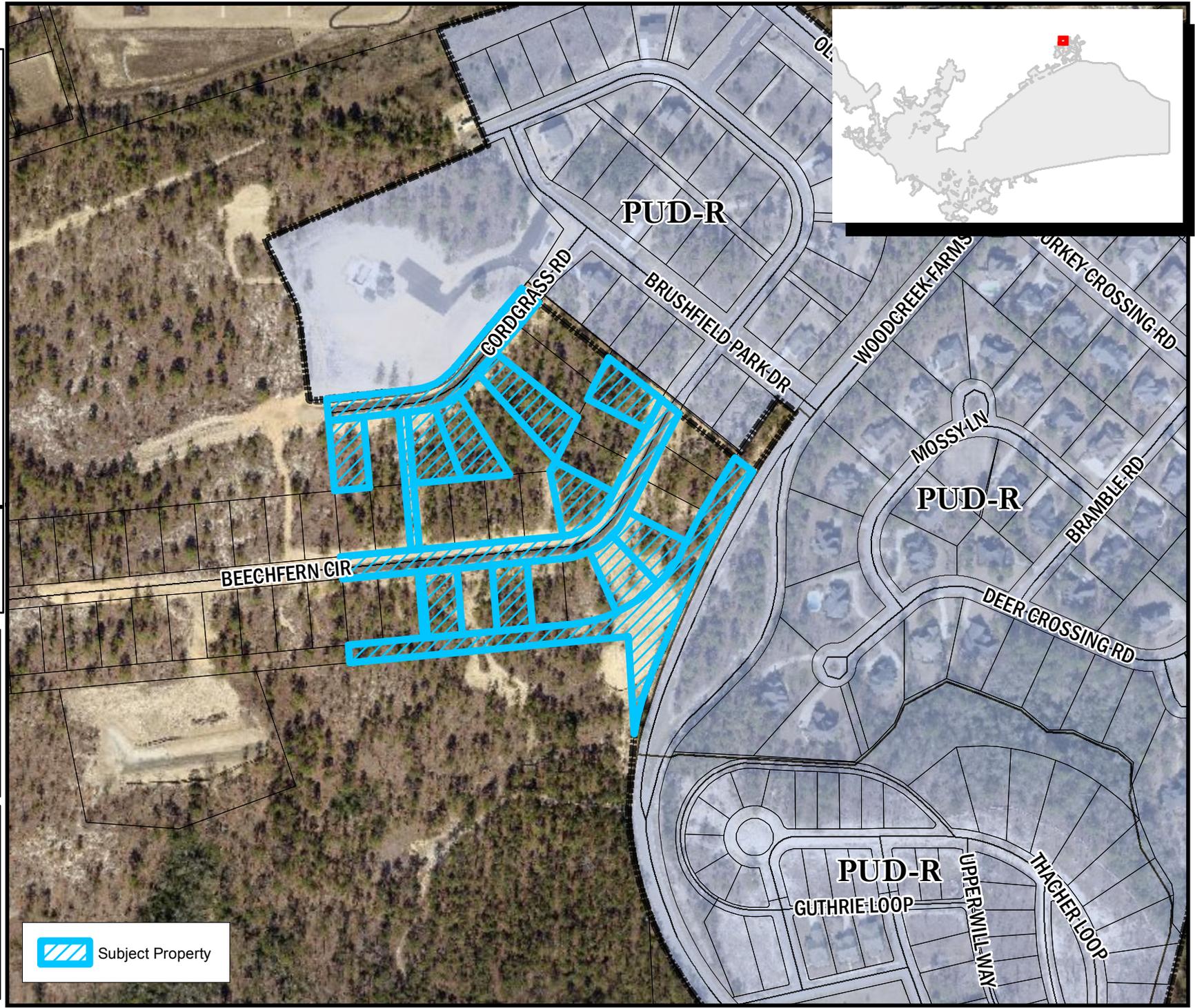
	CITY LIMITS
	PARCELS

	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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Subject Property