



CITY OF COLUMBIA
AGENDA MEMORANDUM

MEETING DATE: July 19, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: **COMPREHENSIVE PLAN – FUTURE LAND USE 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: Request to amend Chapter 8.3 of *The Columbia Plan 2018 Future Land Use Map* to include the above property and confirm interim land use classification of Urban Edge Residential Large Lot (UER-2).

Applicant: Two Parks LLC

Staff Recommendation: Amend Future Land Use Map confirm
Approval UER-2 land use classification

PC Recommendation: 04/04/2016 Amend Future Land Use Map confirm
Approval (7-0) UER-2 land use classification

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

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

Public Hearing, 2nd Reading: 08/16/2016 Amend Future Land Use Map confirm

Pending

UER-2 land use classification

ZPH, 1st Reading: 07/19/2016

Confirm PUD-R zoning

Pending

ZPH, 2nd Reading: 08/16/2016

Confirm PUD-R zoning

Pending

ATTACHMENTS:

- 07-19-2016_PH_Case Summary_COMP PLAN_The Park 4-5 (PDF)
- 2016-051 add The Park 4-5 to Comprehensive Plan 2018 Future Land Use Map (PDF)



CITY COUNCIL

July 19, 2016 at 6:00pm

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

COMPREHENSIVE PLAN – FUTURE LAND USE MAP AMENDMENT CASE SUMMARY THE PARK, PHASE FOUR AND FIVE, W/S WOODCREEK FARMS ROAD TMS# 25800-03-46

City Council District:		4	
Proposal:		Request to amend Chapter 8.3 of <i>The Columbia Plan 2018 – Future Land Use Map</i> to include the above property and confirm interim land use classification of Urban Edge Residential Large Lot (UER-2).	
Applicant:		Two Parks LLC	
Staff Recommendation:		Amend Future Land Use Map to confirm UER-2 land use classification	Approval
PC Recommendation:	04/04/2016	Amend Future Land Use Map to confirm UER-2 land use classification	Approval (7-0)
Annexation, 1 st Reading:	05/03/2016	Annex, Assign Interim UER-2 land use classification, and interim PUD-R zoning	Approved
Annexation, 2 nd Reading:	05/17/2016	Annex, Assign Interim UER-2 land use classification, and interim PUD-R zoning	Approved
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ZPH, 1 st Reading:	07/19/2016	Confirm PUD-R zoning	Pending
ZPH, 2 nd Reading:	08/16/2016	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

Census Tract: 114.07

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends subject parcels be designated Urban Edge Residential Large Lot (UER-2) in The Columbia Plan 2018 Future Land Use Map.

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.

Urban Edge Residential Large Lot:

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.

STAFF RECOMMENDATION

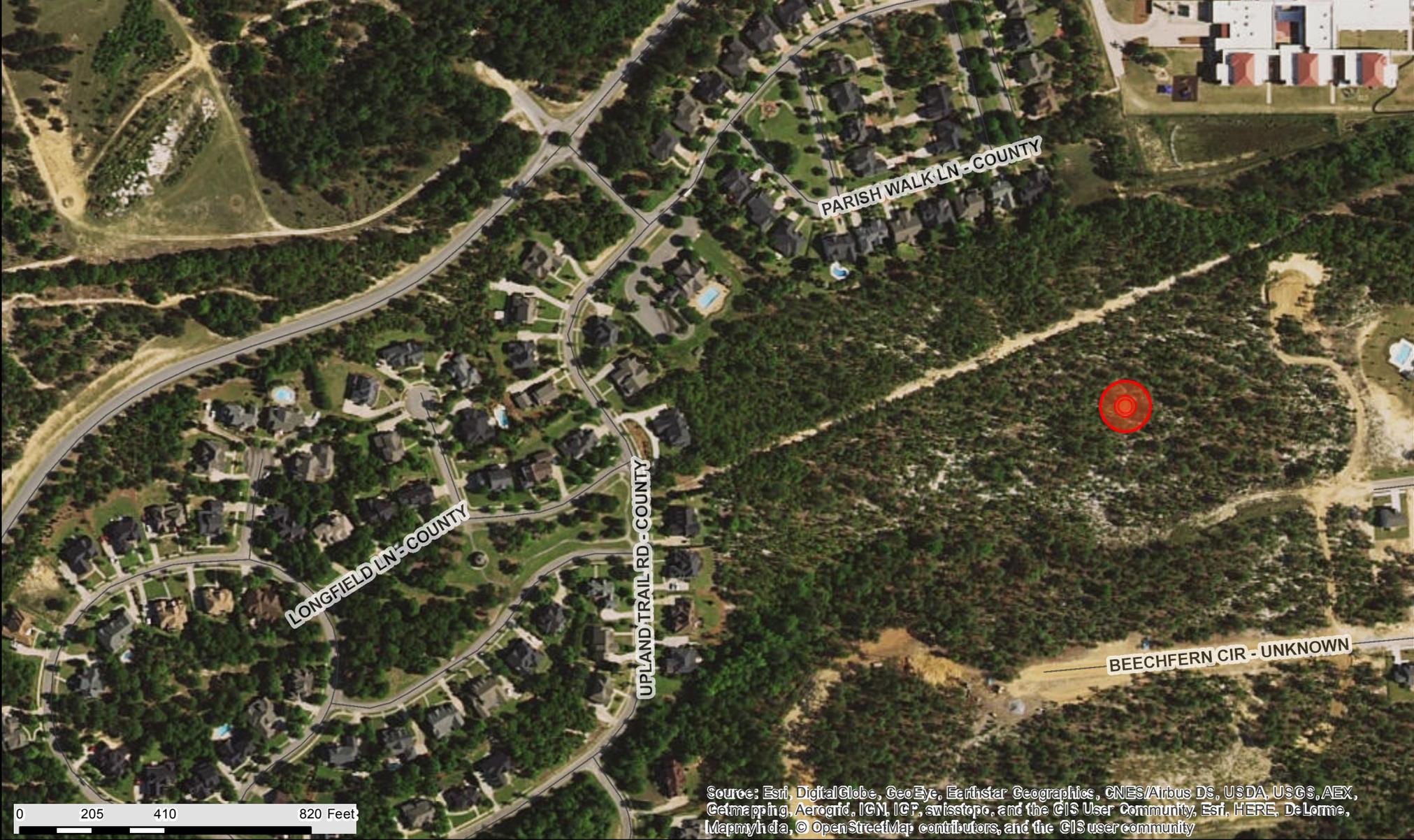
Staff recommends that City Council consider adoption of the attached ordinance to amend Chapter 8.3 of *The Columbia Plan: 2018* – Future Land Use Map to include the subject property and confirm the land use classification of UER-2.

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



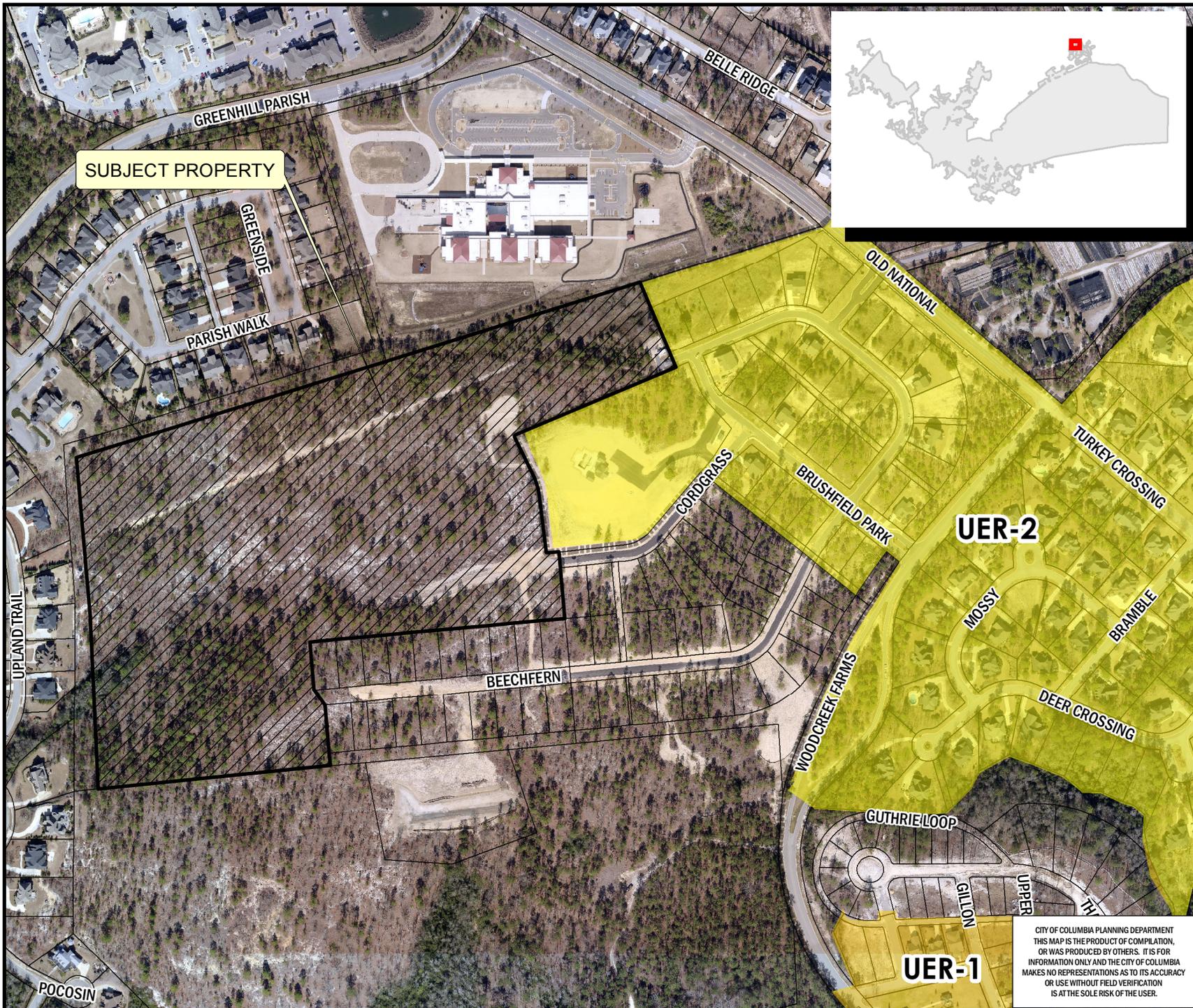
0 75 150 300 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Ahmed Abdullah
March 22, 2016



We Are Columbia



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 DIVISION

ORDINANCE NO.: 2016-051

Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include The Park Phase Four and Five, 42.65 acres W/S Woodcreek Farms Road, Richland County TMS #25800-03-46; annexed by Ordinance No.: 2016-032 enacted May 17, 2016

WHEREAS, the City of Columbia and community at large recognize the value of planning for future development and growth; and,

WHEREAS, City Council approved Ordinance No.: 2008-085 on October 1, 2008 adopting the City of Columbia Comprehensive Plan 2018 in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); and,

WHEREAS, City Council approved Ordinance No.: 2015-014 on February 17, 2015 amending the City of Columbia Comprehensive Plan 2018 deleting the "Existing and Future Land Use Components of the Physical Area Development Element of The Columbia Plan: 2018" and replaced it with "Plan Columbia Land Use Plan Putting the Pieces Together", along with all the maps and policies contained therein; and,

WHEREAS, The Park Phase Four and Five, 42.65 Acres W/S Woodcreek Farms Road, Richland County TMS# 25800-03-46 filed for petition on March 29, 2016, and was not included within Plan Columbia Land Use Plan Putting the Pieces in Place adopted by City Council on February 17, 2015, and shall be assigned the designated future land use classification of Urban Edge Residential Large Lot (UER-2), and the Future Land Use Map shall be amended accordingly; and,

WHEREAS, the City of Columbia Planning Commission has provided input and recommendations in response to the public input and findings NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this ___ day of _____, 2016, that The Park Phase Four and Five, 42.65 Acres W/S Woodcreek Farms Road, Richland County TMS# 25800-03-46 annexed into the City of Columbia by Ordinance No.: 2016-032 enacted on May 17, 2016, shall be incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015. This property shall be apportioned to City Council District 4, Census Tract 114.07, contains 42.65 acres, and shall be assigned a land use classification of Urban Edge Residential Large Lot (UER-2).

Requested by:

Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



City Attorney

City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT