



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**

PRESENTER: **Krista Hampton**

FINANCIAL IMPACT: See Case Summary

S. OLMSTED LANE, TMS# 28902-09-01(P)

City Council District: 4

Proposal: Request to amend Chapter 8.3 of *The Columbia Plan 2018 - Future Land Use Map* to modify the land use classification for a portion of S. Olmsted Lane from AC-1 to UER-1.

Applicant: City of Columbia

Staff Recommendation: Amend Future Land Use Map from AC-1 to UER-1 land use classification
Approval

PC Recommendation: 05/02/2016 Amend Future Land Use Map from AC-1 to UER-1 land use classification
Approval (8-0)

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

Public Hearing, 2nd Reading: 08/16/2016 Amend Future Land Use Map from AC-1 to UER-1 land use classification
Pending

ATTACHMENTS:

- 07-19-2016_PH_Case Summary_COMP PLAN_S. Olmsted (PDF)
- 2016-049 add S. Olmsted 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 S. OLMSTED LANE, TMS# 28902-09-01(P)

City Council District:	4		
Proposal:	Request to amend Chapter 8.3 of <i>The Columbia Plan 2018 – Future Land Use Map</i> to modify the land use classification for a portion of S. Olmsted Lane from AC-1 to UER-1.		
Applicant:	City of Columbia		
Staff Recommendation:	Amend Future Land Use Map from AC-1 to UER-1 land use classification		Approval
PC Recommendation:	05/02/2016	Amend Future Land Use Map from AC-1 to UER-1 land use classification	Approval (8-0)
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CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 1.16 acres

Current Use: Road right-of-way

Proposed Use: Road right-of-way

Current Land Use Classification: AC-1

Proposed Land Use Classification: UER-1

Current Zoning: PUD-R

Census Tract: 114.07

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

A portion of the parcel identified as South Olmsted Lane (TMS# 28902-09-01) is designated **Neighborhood Activity Corridor** (AC-1) in *The Columbia Plan 2018* Future Land Use Map, while the remaining majority of the parcel is designated **Urban Edge Residential Small Lot** (UER-1).

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.

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. Culs-de-sac are most prominent in this development type.

Neighborhood Activity Corridor:

Primary Types:

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

Secondary Types:

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

Tertiary Types:

- Cemeteries & Mausoleums
- Parking Structures and Lots

Urban Edge Residential Small Lot:

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 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 modify the land use classification for a portion of S. Olmsted Lane from AC-1 to UER-1.

Future Land Use Map

S. Olmsted Lane, TMS# 29802-09-01(P); EwttgpvFLU: CE/3

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



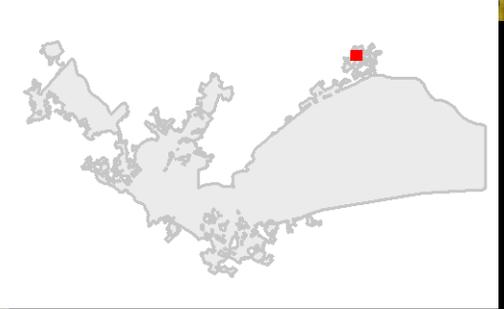
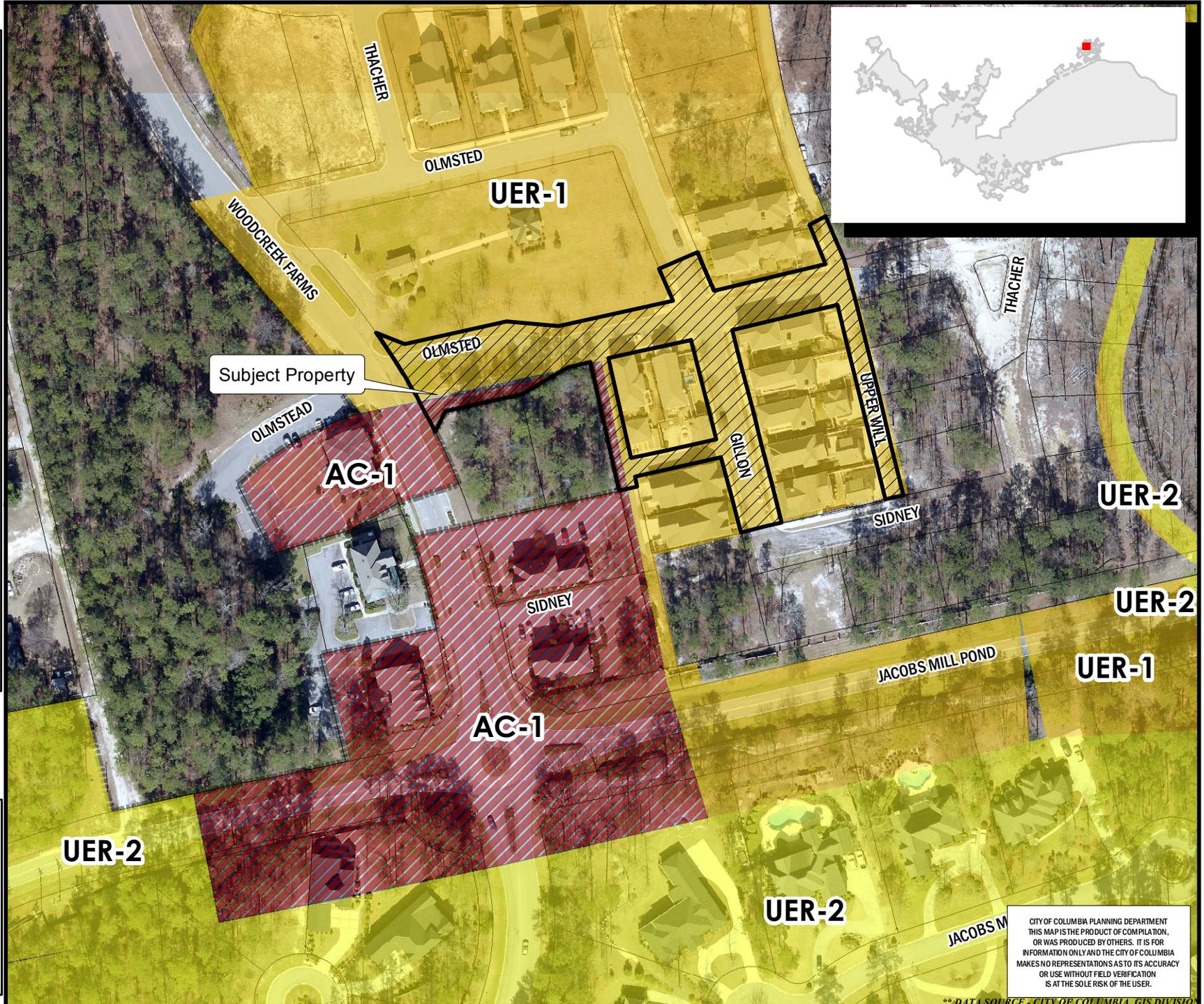
0 25 50 100 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
April 13, 2016



We Are Columbia



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
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DATA SOURCE: CITY OF COLUMBIA GIS DIVISION

ORDINANCE NO.: 2016-049

*Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map for
S. Olmsted Lane, Richland County TMS #28902-09-01(P)*

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, S. Olmsted Lane, Richland County TMS #28902-09-01(P), and was included within Plan Columbia Land Use Plan Putting the Pieces in Place adopted by City Council on February 17, 2015, and a portion of said parcel was assigned the designated future land use classification of Neighborhood Activity Corridor (AC-1), while the future land use classification of Urban Edge Residential Small Lot (UER-1) is more appropriate, 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 designated land use for S. Olmsted Lane, Richland County TMS #28902-09-01(P), was identified as Neighborhood Activity Corridor (AC-1) in Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015. This property is apportioned to City Council District 4, Census Tract 114.07, contains 1.16 acres, and the land use classification shall be amended to Urban Edge Residential Small Lot (UER-1).

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