



We Are Columbia

MEETING DATE: September 20, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: 4202-06 N. Main Street, 4201-05 Horry Street, 1206-10 Kinderway Avenue, TMS #09215-14-01

PRESENTER: Krista Hampton

FINANCIAL IMPACT: Ordinance No.: 2016-080 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map for 4202 North Main Street, 4204 North Main Street, 4206 North Main Street; 4201 Harry Street, 4205 Harry Street, 1206 Kinderway Avenue, and 1210 Kinderway Avenue, Richland County TMS #09215-74-01

City Council District: 1

Proposal: Request to amend Chapter 8.3 of The Columbia Plan 2018 - Future Land Use Map to modify the land use classification from UCMR-1 to SD-5.

Applicant: City of Columbia

Staff Recommendation: Approval

PC Recommendation: 07/11/2016; Approval (7-0)

ATTACHMENTS:

- 09-20-2016_ZPH_Case Summary_COMP PLAN_4202-4206_NMain-4201-4205_Horry-1206-1210_Kinderway (PDF)

- 2016-080 amend Comprehensive Plan add N Main Horry & Kinderway (PDF)

RESULT: **APPROVED ON FIRST READING [UNANIMOUS] Next: 10/18/2016
2:00 PM**

MOVER: Sam Davis, Councilman - District I

SECONDER: Moe Baddourah, Councilman - District III

AYES: Benjamin, Davis, Devine, Baddourah, Duvall, McDowell

ABSENT: Leona K. Plough



CITY COUNCIL

September 20, 2016 at 6:00pm

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

COMPREHENSIVE PLAN – FUTURE LAND USE MAP AMENDMENT CASE SUMMARY

**4202-06 N. MAIN STREET, 4201-05 HORRY STREET,
1206-10 KINDERWAY AVENUE, TMS# 09215-14-01**

City Council District:	1
Proposal:	Request to amend Chapter 8.3 of <i>The Columbia Plan 2018 – Future Land Use Map</i> to modify the land use classification from UCMR-1 to SD-5.
Applicant:	City of Columbia
Staff Recommendation:	Approval
PC Recommendation:	07/11/2016; Approval (7-0)
Public Hearing, 1 st Reading:	09/20/2016; Pending
Public Hearing, 2 nd Reading:	10/04/2016; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: ~2.6 acres

Current Use: Institutional; dormitories and two single family homes

Proposed Use: Institutional; minor amendment to PUD-C

Land Use Classification: Urban Core Mixed Residential – Type 1 (UCMR-1)

Current Zoning: Planned Unit Development-Commercial District (PUD-C)

Proposed Land Use Classification: Universities/Colleges (SD-5)

Census Tract: 2

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Subject parcel is currently designated Urban Core Mixed Residential –Type 1 (UCMR-1) in The Columbia Plan 2018 Future Land Use Map.

Urban Core Mixed Residential Type 1 neighborhoods are appropriate in the central City and near major corridors throughout Columbia. This development type may represent existing and historic neighborhoods or a vision for intensification of transitional areas between lower density neighborhoods or a vision for intensification of transitional areas between lower density neighborhoods and higher activity corridors and centers. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential neighborhoods but scale is

always important. Urban core Mixed Residential Type 1 will usually transition to Urban Core Mixed Residential Type 2 as development moves further from main arterials and activity centers.

Staff recommends that the subject parcel be designated Universities/Colleges (SD-5) in The Columbia Plan 2018 Future Land Use Map.

There are a number of universities and colleges located within Columbia including, but not limited to, University of South Carolina, Columbia College, Columbia International University, Allen University, Lutheran Theological Southern Seminary, Midlands Technical College, Webster University, ECPI University, Strayer University, and the University of Phoenix. Any facility with multiple buildings within a large block campus or spanning several blocks would be classified as a University/College Special District. These development types range in size, organization, and intensity, but all represent a unique district or campus within the city. Typically viewed as campuses, these special districts often have an institutionally managed master plan for internal circulation and building locations. The city should work with these institutions to ensure compatible transitions to surrounding development types are made, and that critical circulation patterns are maintained.

Urban Core Mixed Residential -1:

Primary Types

- Multi-family Medium
- Multi-family Small to Medium Mixed-use
- Single-family Attached

Secondary Types

- Multi-family Large
- Multi-family Small
- Two-family
- Three-family
- Single-family Detached

Tertiary Types

- Small to Medium Format
- Business/Employment (excl. Flex)
- Small to Medium Civic/Institutional
- Parking Structures and Lot

SD-5 Colleges and Universities:

Primary Types:

- Civic/Institutional

Secondary Types:

- Small to Extra Larger Business/Employment
- Parking Structures and Lots

Tertiary Types

- Multi-family Institutional
- (Dormitories)
- Power Utilities
- Water and Wastewater
- Treatment

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject parcel is covered by *The Master Plan for the Villages of North Columbia*, which was completed in December of 2005 and adopted by the City. The majority of the Lenoir-Rhyne property is within the College Village area, and is designated by the Plan as *Higher Education Institutions* North of N. Main Street, while the area proposed for amendment, South of N. Main Street, is designated *Medium Density Residential Townhomes, Duplex, Live Work Units*. The property is within a five-minute walking distance of the designated N. Main Street at Monticello Road Major Activity Node. The Plan recommended the development of historic guidelines and the adoption of a conservation overlay for the Seminary Ridge Neighborhood, which was subsequently completed. Recommendations along the North Main Street Corridor include the proactive rezoning of commercial and/or vacant property into medium to high density residential districts, and the adoption of guidelines that reinforce commitment to a pedestrian-friendly environment.

STAFF RECOMMENDATION

Staff recommends that City Council consider the 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 the property from UCMR-1 to SD-5.



Future Land Use Map

4202-06 N. Main Street, 4201-05 Horry Street, 1206-1210 Kinderway Avenue, TMS#: 09215-14-01
Existing FLU: UCMR-1; Proposed FLU: SD-5

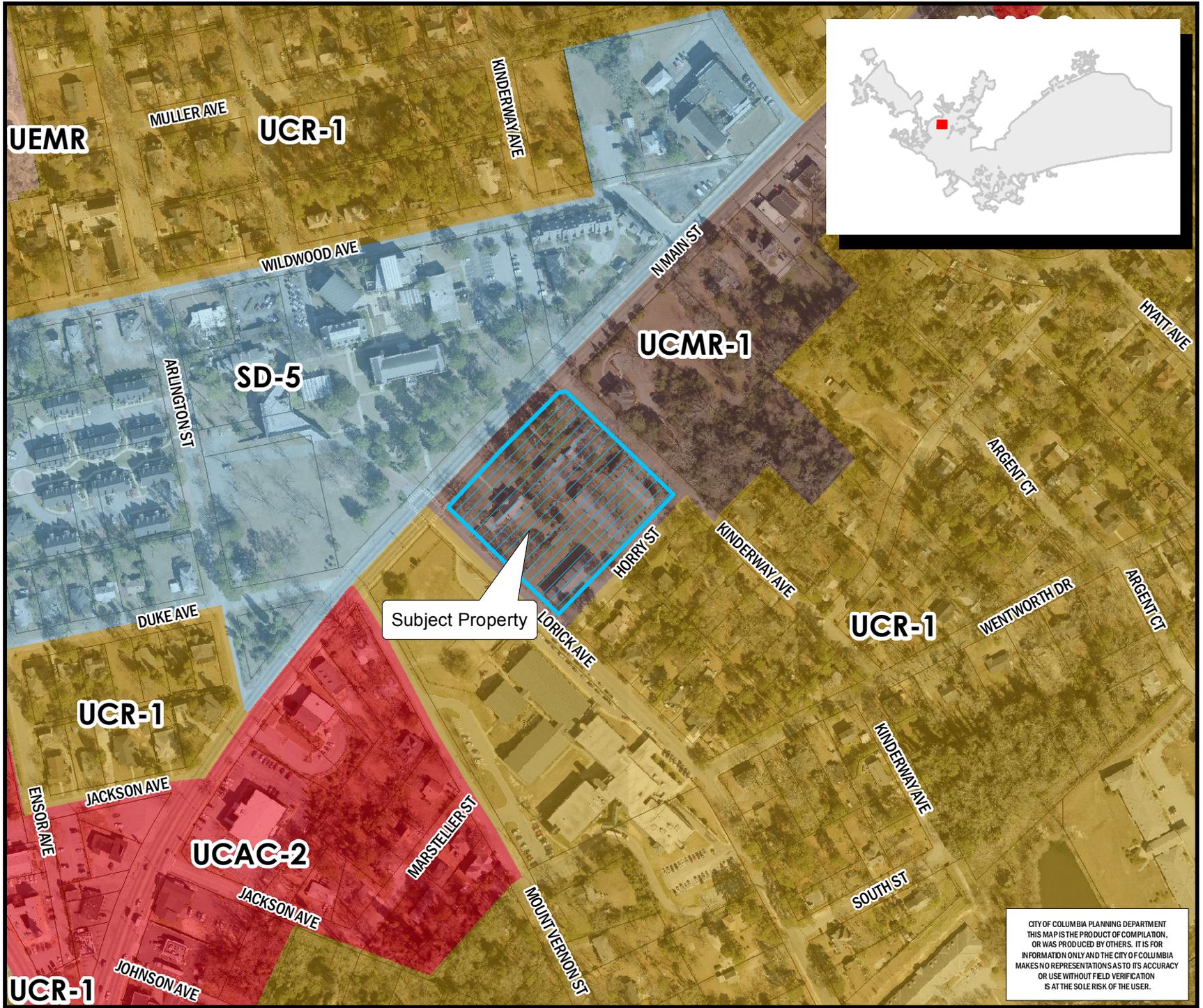
Department of Planning & Development Services

Legend

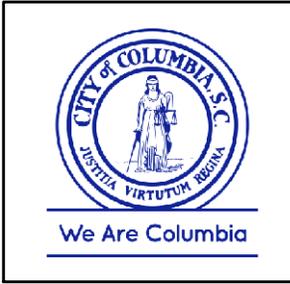
CITY LIMITS
PARCELS

- 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
June 29, 2016



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILED,
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.: 2016-080

Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map for 4202 North Main Street, 4204 North Main Street, 4206 North Main Street; 4201 Horry Street, 4205 Horry Street, 1206 Kinderway Avenue, and 1210 Kinderway Avenue, Richland County TMS #09215-14-01

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, 4202 North Main Street, 4204 North Main Street, 4206 North Main Street; 4201 Horry Street, 4205 Horry Street, 1206 Kinderway Avenue, and 1210 Kinderway Avenue, Richland County TMS #09215-14-01 was included within Plan Columbia Land Use Plan Putting the Pieces in Place adopted by City Council on February 17, 2015, and was assigned the designated future land use classification of Urban Core Mixed Residential – Type 1 (UCMR-1), while the future land use classification of Universities/Colleges (SD-5) 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 4202 North Main Street, 4204 North Main Street, 4206 North Main Street; 4201 Horry Street, 4205 Horry Street, 1206 Kinderway Avenue, and 1210 Kinderway Avenue, Richland County TMS #09215-14-01 was identified as Urban Core Mixed Residential – Type 1 (UCMR-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 1, Census Tract 2, contains 2.6 acres, and the land use classification shall be amended to Universities/Colleges (SD-5).

Requested by:

Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:



City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

LEGAL DEPARTMENT DRAFT