



We Are Columbia

MEETING DATE: September 20, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: The Village, Phase 1A, 9 & 13 S. Olmsted Lane, TMS# 28902-14-01 and 28902-14-02

PRESENTER: Krista Hampton

FINANCIAL IMPACT: Ordinance No.: 2016-078 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 9 South Olmsted Lane, Richland County TMS # 28902-14-02; and 13 South Olmsted Lane, Richland County TMS # 28902-14-01 annexed by Ordinance No.: 2016-045 enacted July 19, 2016

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 Small Lot (UER-1). The property was annexed on July 19, 2016

Applicant: D.R. Horton, INC.

Staff Recommendation: Approval

PC Recommendation: 04/04/2016; Approval (7-0)

ATTACHMENTS:

- 09-20-2016_ZPH_Case Summary_COMP PLAN_TheVillage-Phase-1A (PDF)
- 2016-078 add 9 and 13 S. Olmsted Ln to Comprehensive Plan 2018 Future Land Use Map (PDF)

RESULT:	APPROVED ON FIRST READING [UNANIMOUS] Next: 10/18/2016 2:00 PM
MOVER:	Moe Baddourah, Councilman - District III
SECONDER:	Edward H. McDowell, Councilman - District II
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 THE VILLAGE, PHASE 1A, 9 & 13 S. OLMSTED LANE, TMS# 28902-14-01 AND 28902-14-02

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 Small Lot (UER-1). The property was annexed on July 19, 2016.
Applicant:	D.R. Horton, INC.
Staff Recommendation:	Approval
PC Recommendation:	04/04/2016; Approval (7-0)
Public Hearing/1 st Reading:	09/20/2016; Confirm Land Use Classification; Pending
Public Hearing/2 nd Reading:	10/04/2016; Confirm Land Use Classification; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.5 Acres
Current Use: Single Family Spec. Homes
Proposed Use: Residential
Current Interim Land Use Classification: Urban Edge Residential Small Lot (UER-1)
Proposed Land Use Classification: Urban Edge Residential Small Lot (UER-1)
Current Interim Zoning: PUD-R (Planned Unit Development – Residential District)
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 Small Lot (UER-1) in The Columbia Plan 2018 Future Land Use Map.

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 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 the most prominent in this development type.

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 Civic/Institutional
- Cemeteries and Mausoleum

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

The subject parcels are 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 the 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-1.

Future Land Use Map

The Village, Phase 1A: 9 & 13 S. Olmsted Lane
 TMS# 28902-14-01 and 28902-14-02. Interim FLU: UER-1

Department of Planning & Development Services

Legend

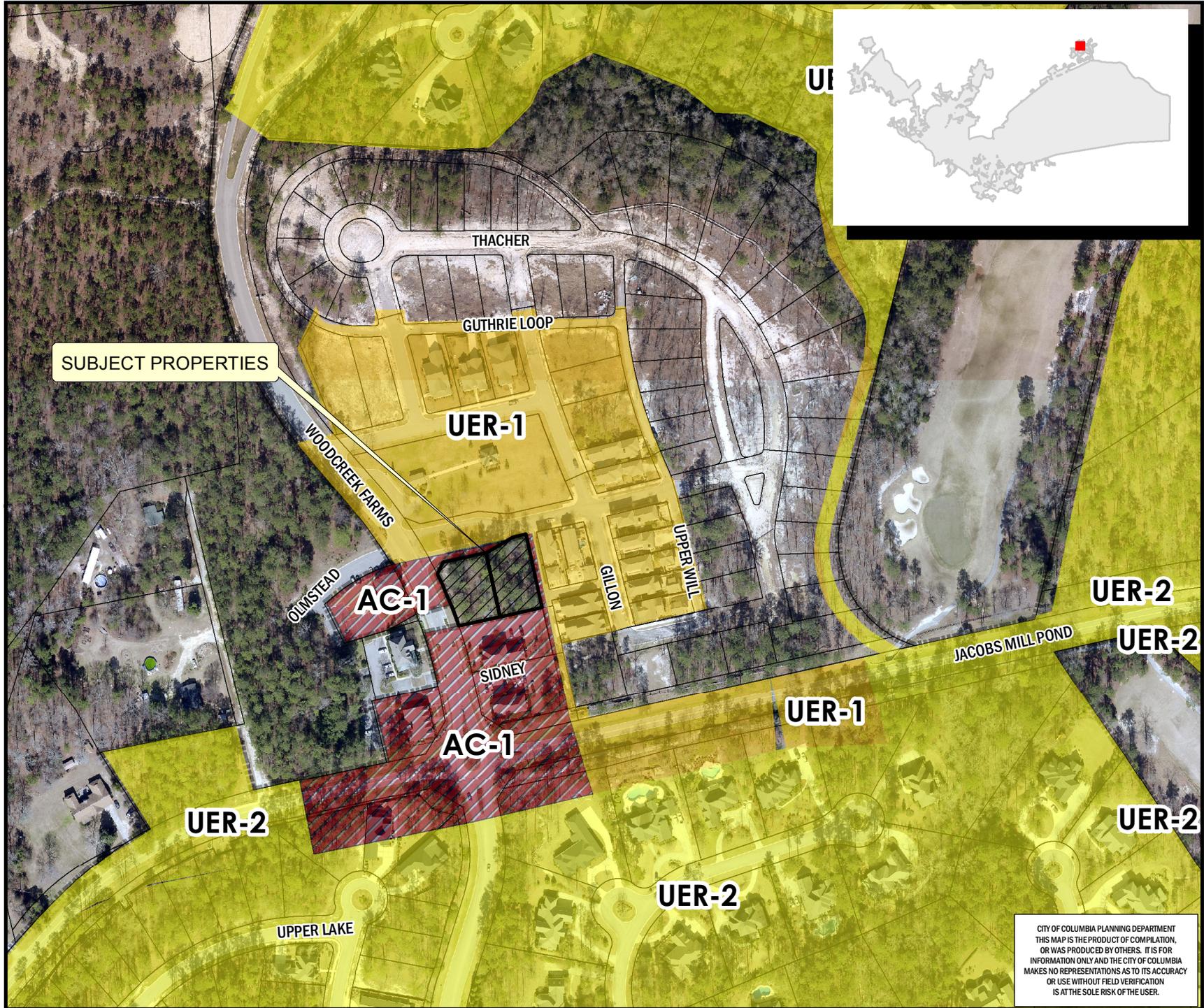
CITY LIMITS
 PARCELS

- 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

Legend

CITY LIMITS
 PARCELS

0 45 90 180 Feet



ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Ahmed Abdullah
 March 22, 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.: 2016-078

Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 9 South Olmsted Lane, Richland County TMS #28902-14-02; and 13 South Olmsted Lane, Richland County TMS #28902-14-01 annexed by Ordinance No.: 2016-045 enacted July 19, 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, 9 South Olmsted Lane, Richland County TMS #28902-14-02; and 13 South Olmsted Lane, Richland County TMS #28902-14-01 filed for petition on June 6, 2016, and were 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 – Small Lot (UER-1), 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 9 South Olmsted Lane, Richland County TMS #28902-14-02; and 13 South Olmsted Lane, Richland County TMS #28902-14-01, annexed into the City of Columbia by Ordinance No.: 2016-045 enacted on July 19, 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 0.5 acres, and shall be assigned a land use classification of Urban Edge Residential – Small Lot (UER-1).

Requested by:

Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:



City Attorney

Introduced:

Final Reading:

ATTEST:

City Clerk

LEGAL DEPARTMENT DRAFT