



We Are Columbia

MEETING DATE: September 20, 2016
DEPARTMENT: Planning and Development Services
FROM: *Krista Hampton, Director*
SUBJECT: 1104 Deerpark Drive, TMS# 28900-01-41
PRESENTER: Krista Hampton
FINANCIAL IMPACT: City Council District:4

Proposal:Request to establish City of Columbia zoning of Planned Unit Development-Residential District, and -Flood Protective Area where applicable (PUD-R, -FP) on the property. The property was annexed on July 19, 2016

Applicant:Prime Development LLC

Staff Recommendation: Approval

PC Recommendation: 06/06/2016; Approval (7-0)

ATTACHMENTS:

- 09-20-2016_ZPH_CaseSummary_MA_1104_Deerpark (PDF)

RESULT:	APPROVED ON FIRST READING [5 TO 0] Next: 10/18/2016 2:00 PM
MOVER:	Tameika Isaac Devine, Councilwoman - At Large
SECONDER:	Howard E Duvall, Councilman - At Large
AYES:	Davis, Devine, Baddourah, Duvall, McDowell
ABSTAIN:	Stephen K. Benjamin
ABSENT:	Leona K. Plough



CITY COUNCIL

September 20, 2016 at 7:00pm

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

MAP AMENDMENT CASE SUMMARY 1104 DEERPARK DRIVE, TMS# 28900-01-41

City Council District:	4
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Zoning Public Hearing:	09/20/2016; Confirm Zoning; Pending
Zoning Public Hearing:	10/04/2016; Confirm Zoning; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 200.42 Acres

Current Use: Undeveloped

Proposed Use: Residential development; plans have already been approved by Richland County.

Current Interim Land Use Classification: Urban Edge Residential Large Lot (UER-2)

Proposed Land Use Classification: Urban Edge Residential Large Lot (UER-2)

Current Interim Zoning: PUD-R, -FP where applicable (Planned Unit Development – Residential District, -Flood Protective Area)

Proposed Zoning: PUD-R, -FP where applicable (Planned Unit Development – Residential District, -Flood Protective Area)

Census Tract: 114.07

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends that the subject parcel 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.

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, -FP at the time of annexation, and were previously zoned PDD Planned Development by Richland County. Surrounding parcels within the City of Columbia are PUD-R, and -FP where applicable, and surrounding parcels within the unincorporated area of Richland County are zoned PDD.

The proposed City of Columbia zoning district is Planned Unit Development – Residential District (PUD-R) and -Flood Protective Area (-FP) where applicable.

Planned Unit Development Districts

(a) *Intent.* 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.

(b) *Types of districts.* Two types of districts accommodating primarily residential or nonresidential uses are created as follows:

(1) *PUD-R Planned Unit Development—Residential.* The PUD-R district is intended to accommodate residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.

(2) *PUD-C Planned Unit Development—Commercial.* The PUD-C district is intended to accommodate primarily nonresidential uses, with residential uses integrated into the design of such districts as secondary uses.

(c) *Design and planning features.* The types of residential dwelling units and the types of nonresidential uses allowed to be established in such districts increase with increasing site size of such districts, based upon the premise that increased site size will allow proper design, including functional interrelations, buffer treatments separating uses with potentially incompatible characteristics of use, design of access patterns, and relationships of uses within such planned unit developments with uses in adjacent districts. It is the intent of this article that such design and planning features be incorporated properly into any PUD district hereafter created, and that the planning commission and city council shall consider the existence and appropriateness of such features before any amendment to the zoning map is adopted to create such district.

Flood Protective Areas

Certain areas within the city are subject to periodic inundation by floodwater, which results or may reasonably be foreseen to result in loss of life and property, health and safety hazards, disruption of commerce and governmental services and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare. These hazards are caused or extended in part by the occupancy of flood hazard areas by uses which increase flood damage upon other lands or uses which are vulnerable to floods because they are inadequately elevated or not otherwise protected from flood damages. It is, therefore, the intent of this article to lessen such hazards or losses by restricting or prohibiting uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities; by requiring that uses vulnerable to floods be protected against flood hazards at the time of initial construction; and by controlling filling, grading, mineral extraction, placing of obstructions within flood channels and other activities, uses or characteristics of use which may increase flood damage.

STAFF RECOMMENDATION

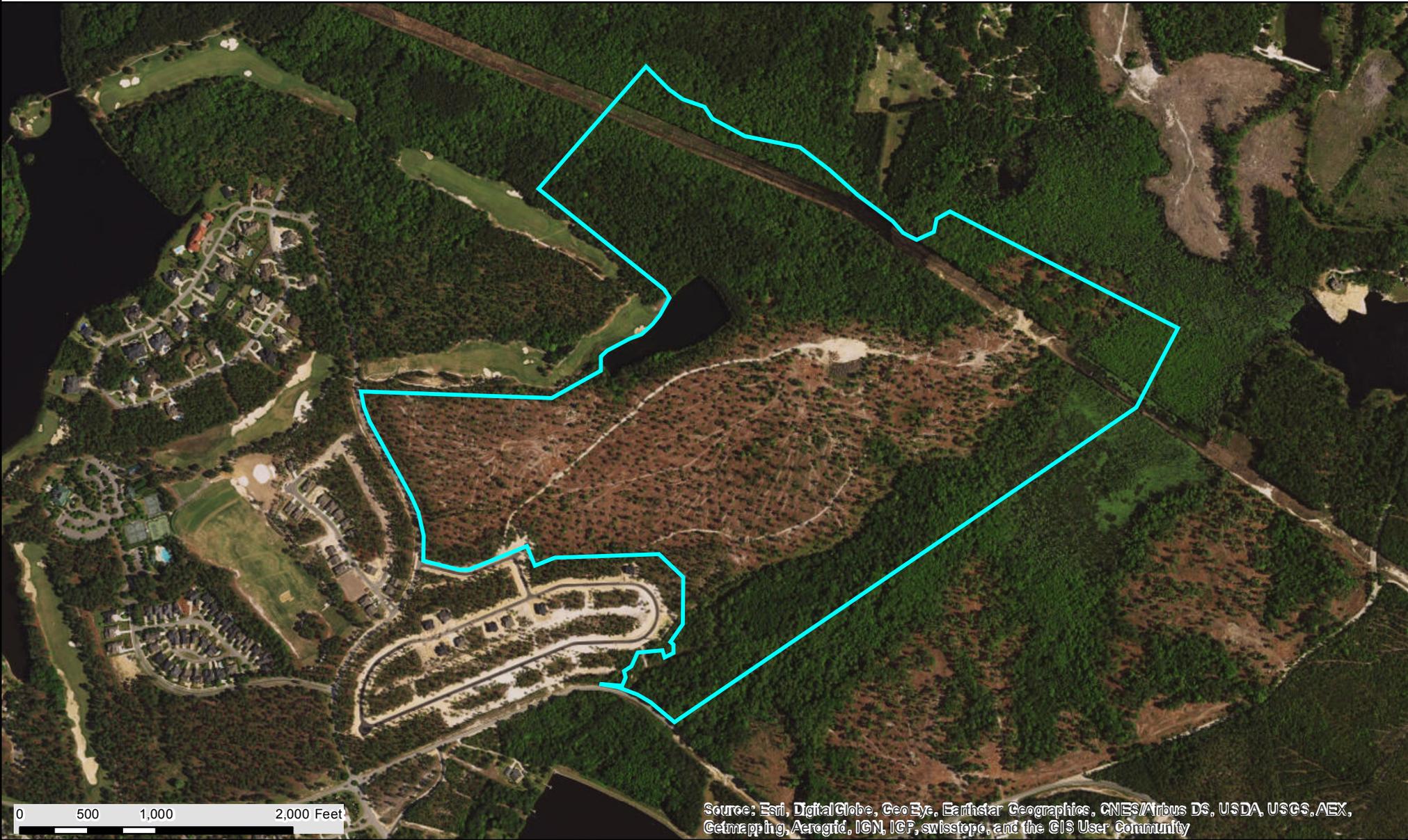
Staff recommends that City Council confirm the zoning of PUD-R and –FP where applicable and amend the zoning map accordingly.

City of Columbia

TMS#28900-01-41



Tuesday, May 24, 2016



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



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Zoning Map

1104 Deerpark Drive, TMS#: 28900-01-41

Existing Zoning: PDD (Richland County); Proposed Zoning: PUD-R, -FP

Department of Planning & Development Services

Legend

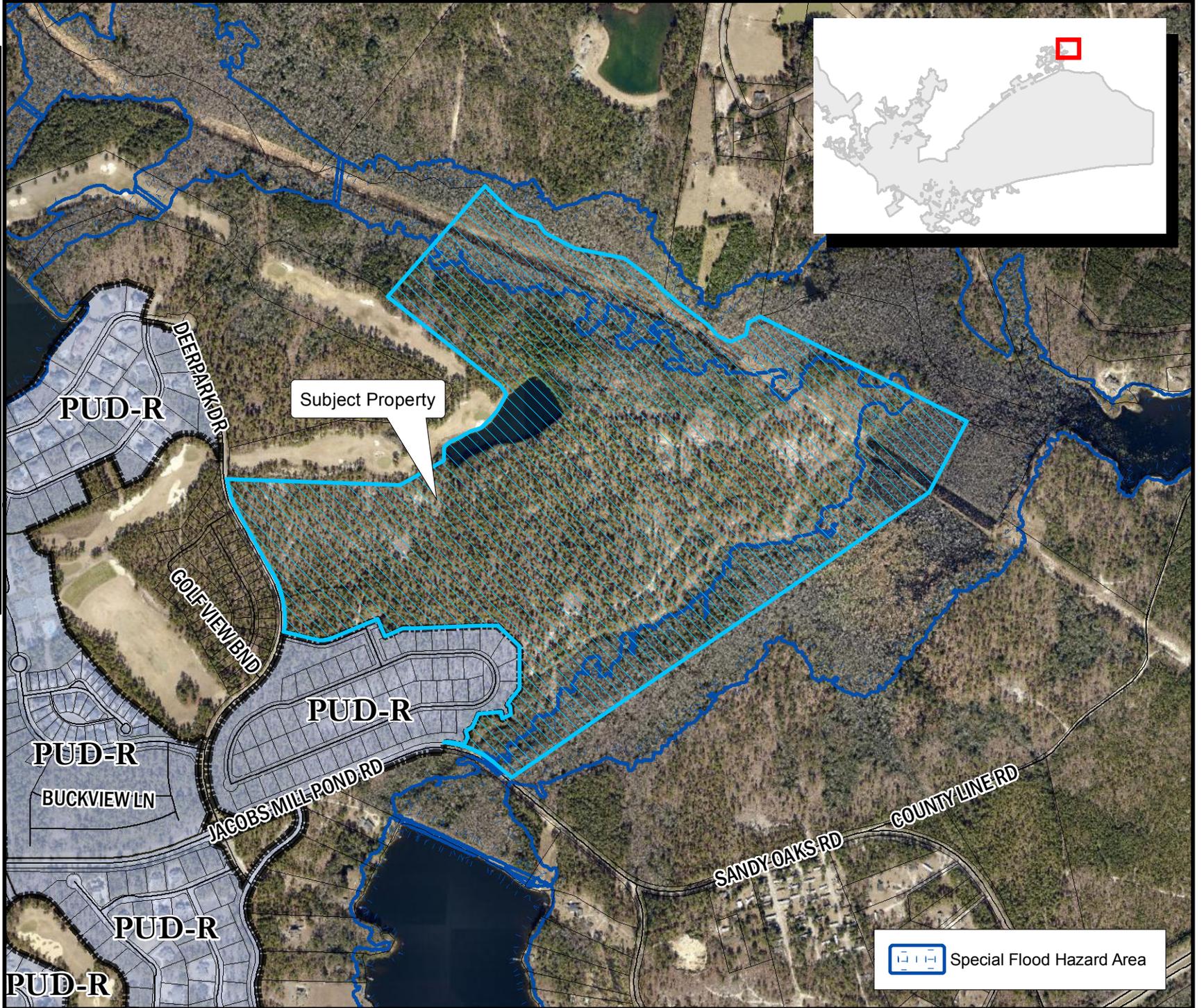
	CITY LIMITS
	PARCELS

	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		

0 200 400 800 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Leigh DeForth
May 24, 2016

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Special Flood Hazard Area

Future Land Use Map

1104 Deerpark Drive, TMS#: 28900-01-41

Existing FLU: Neighborhood - Medium Density (Richland County); Proposed FLU: UER-2

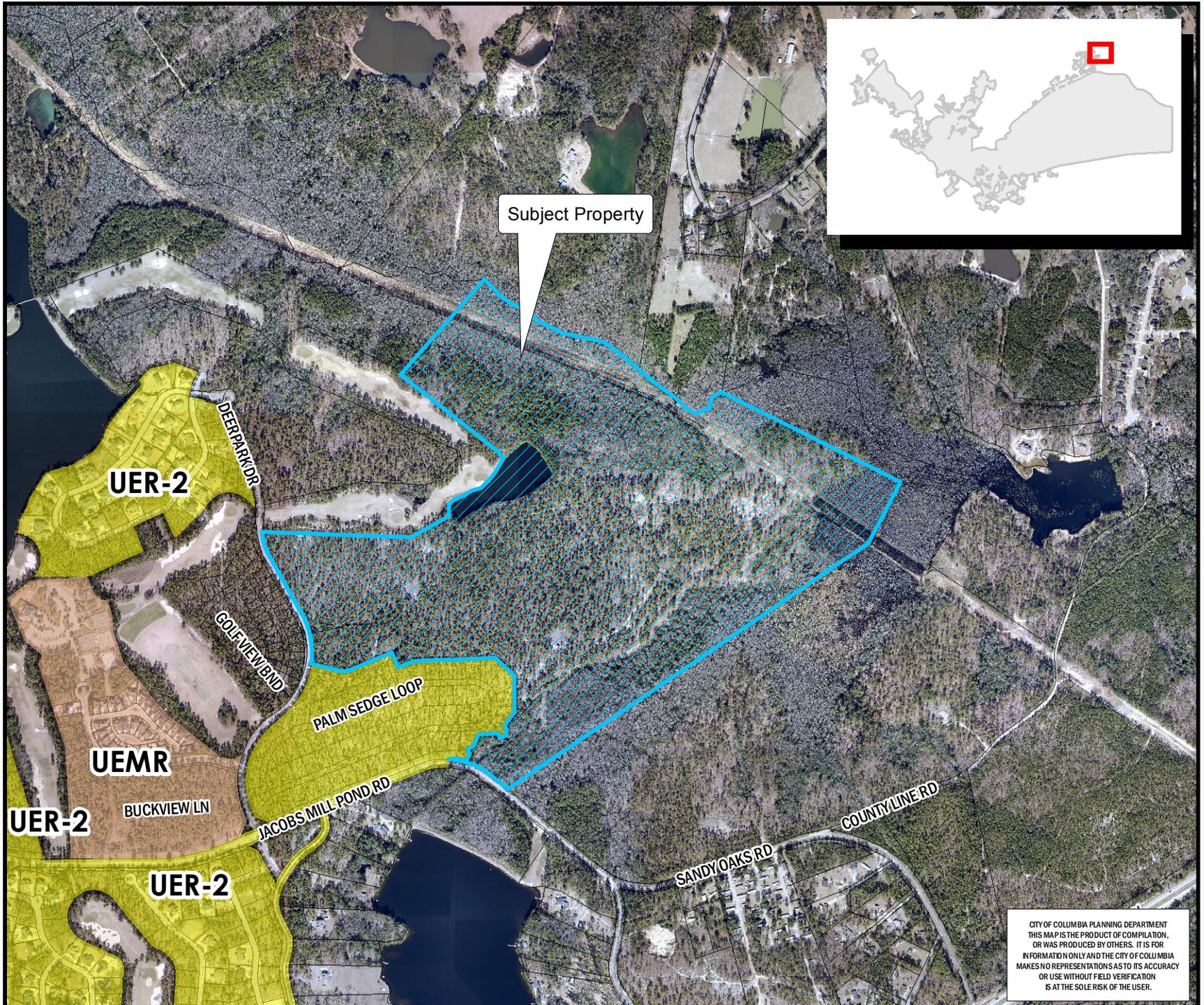
Department of Planning & Development Services

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

0 250 500 1,000 Feet



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION