



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: City Council District:4

Proposal: Request to establish City of Columbia zoning of Planned Unit Development-Residential District (PUD-R) on the property. 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_CaseSummary_MA_TheVillage1A (PDF)

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

City Council District:	4
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Applicant:	D.R. Horton, INC
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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: 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)
Proposed 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 Mausoleums

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.

PROPOSED ZONING DISTRICT SUMMARY

The parcels were assigned an interim zoning of PUD-R 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 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).

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.

STAFF RECOMMENDATION

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

City of Columbia

Oldcreek Farms Road and South Olmstead Lane



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 Village, Phase 1A: Oldcreek Farms Road and South Olmstead 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



0 45 90 180 Feet

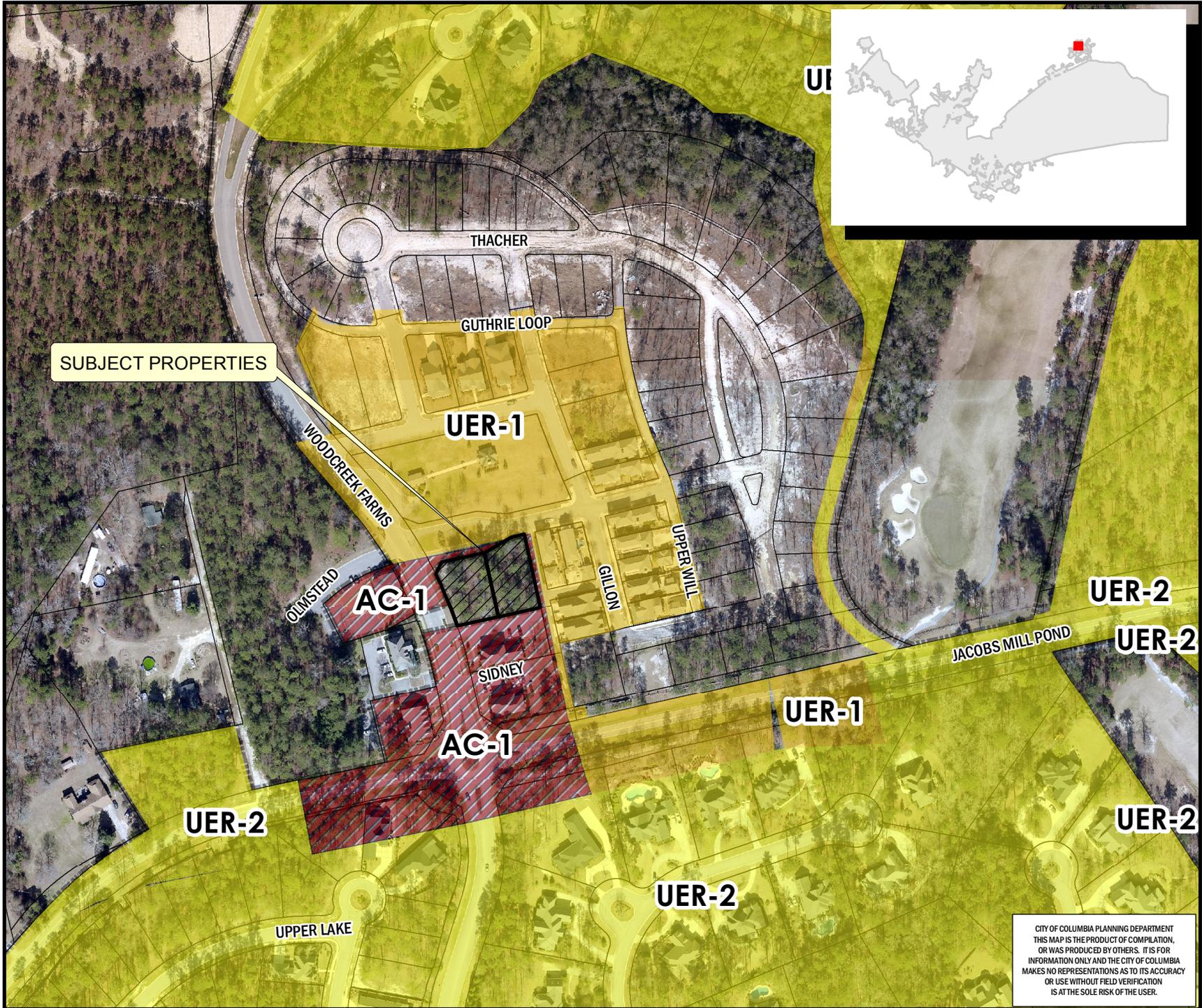
ORIGINAL PREPARATION/DATE:

This map was prepared by:

Ahmed Abdullah
March 22, 2016



We Are Columbia



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning & Development Services

The Park, Phase 1A: Oldcreek Farms Road and South Olmstead Lane, TMS# 28902-14-01 and 28902-14-02

ZONING: Existing: PDD (County); Proposed: Interim PUD-R (City)

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	Ft Jackson Overlay

0 50 100 200 Feet

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