



**PLANNING COMMISSION
ANNEXATION WITH MAP AMENDMENT CASE SUMMARY**

**4600 RYAN AVENUE
ANNEX AND ZONE PROPERTY RS-3 (SINGLE-FAMILY RESIDENTIAL)**

March 3, 2014

City Council Chambers, 1737 Main Street, 3rd Floor, Columbia, SC 29203

Subject Property: 4600 Ryan Avenue; Richland County TMS# 09208-09-10
Applicant: 4600 Ryan Avenue Realty Trust
Council District: 3 **Census Tract:** 003.00
Current Zoning: RS-2 **Current Use:** Residential
Proposed Zoning: RS-3 **Proposed Use:** Residential
Reason for Annexation: Contiguous, Primary Annexation Area, Owner Requests City Services
Staff Recommendation: Annexation with RS-3 zoning

Detail: The owner of this parcel has requested annexation into the City of Columbia. The parcel is contiguous to incorporated property to the south and north, and has existing water service. The parcel is located in a Primary Annexation area as identified in the Urban Service Area plan.

CITY AGENCY COMMENTS FOR MAP AMENDMENT

Brian Cook, Zoning Administrator	Approve. Adjacent residential parcels are zoned RS-3 in the City.
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Zoning Map

4600 Ryan Avenue
TMS# 09208-09-10 ZONED: RS-2

Department of Planning & Development Services

- Legend**
- CITY LIMITS
 - PARCELS
 - Flood Plain Overlay
 - Pending Annexation
- | | |
|-------|-------------|
| 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 75 150 300
Feet

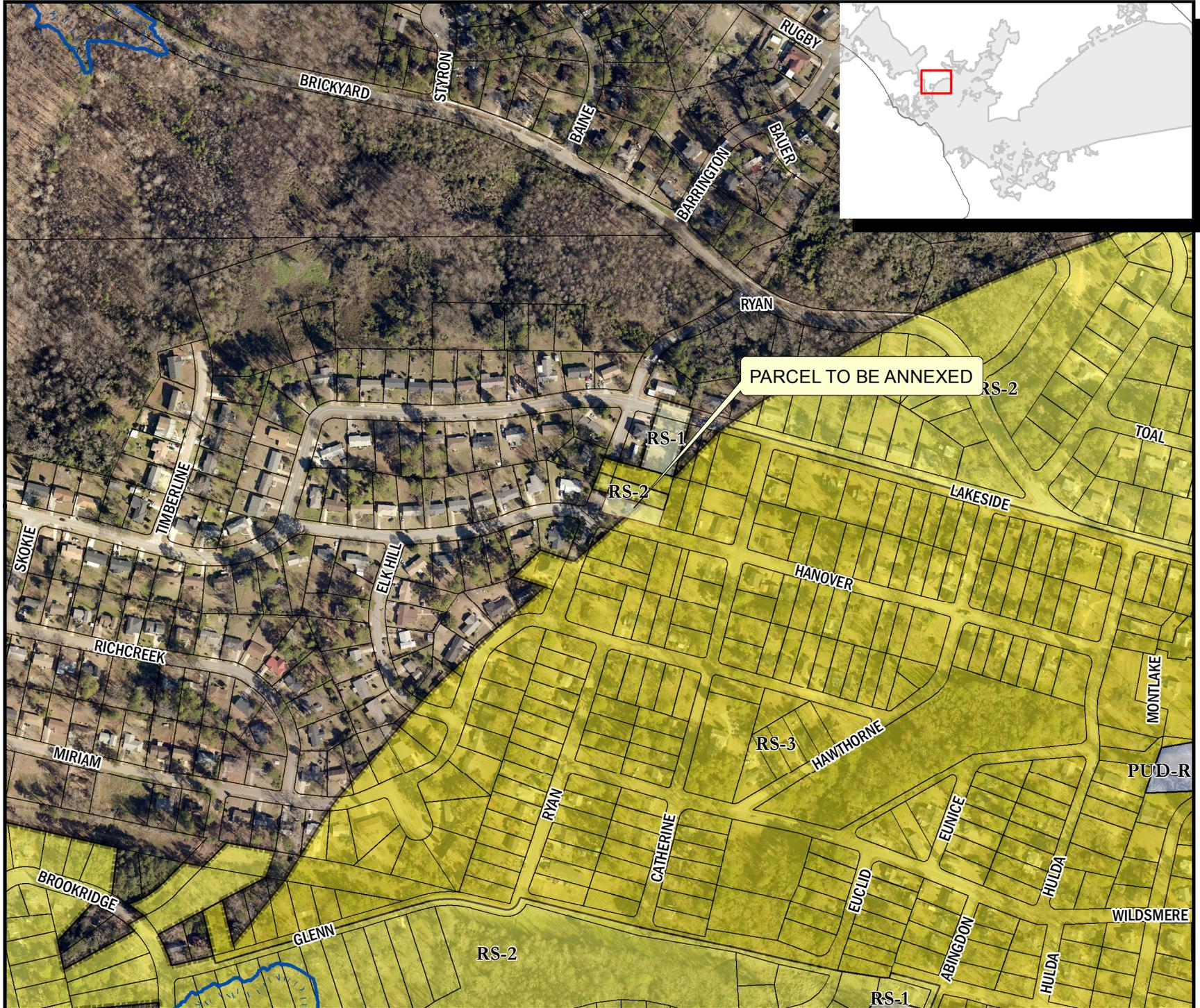
ORIGINAL PREPARATION/DATE:
This map was prepared by:

S. Zigmund
January 24, 2014

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