



**PLANNING COMMISSION
MAP AMENDMENT CASE SUMMARY**

**1509 ARALIA DRIVE
ANNEX AND ZONE PROPERTY RS-3 (SINGLE FAMILY RESIDENTIAL DISTRICT)**

May 5, 2014 at 5:15pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property: 1509 Aralia Drive; Richland County TMS# 13705-15-04
Applicant: Mary H. Lucas
Council District: 3 **Census Tract:** 026.03
Current Zoning: RM-HD **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 RG-3 zoning

CASE HISTORY

Planning Commission: 5/05/14 Richland County RM-HD to RG-3 PENDING

APPLICATION REQUEST

Applicant is requesting annexation to receive in-city water rates and City of Columbia solid waste service.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The subject parcel is 1,554 sq/ft in area and is located on Aralia Street between Lantana and Plowden Streets in the South Kilbourne Neighborhood. City water, sewer, and fire hydrant services are currently available to this property.

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a "Primary Area" as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas it wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the city limits and "islands" of unincorporated territory surrounded by the city. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Primary areas are constituted of land contiguous to the City where services are available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Concerning utilities, these areas do not assume that the water or sewer line extends directly to each lot, but that it is available for extension in a reasonable manner. Primary areas

are intended to indicate that, barring unanticipated circumstances, annexation is recommended and, where appropriate, should be actively pursued.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Subject parcel is in the “Urban Neighborhood” designation in The Columbia Plan 2018 Future Land Use Map.

Under this classification, land uses are:

- Low/medium density
- Mixed income

Uses include characteristics such as:

- Landscape buffers
- Tree preservation
- Mixed-use centers
- Curvilinear, interconnected street patterns
- Small block sizes
- Sidewalks-both sides
- On-street parking allowed
- Small/Medium setback maximums alleys
- Non-fronting garages

It is the intent of the Urban Neighborhood designation to protect and preserve residential neighborhood character while encouraging a mixture of housing types, styles and prices and encouraging the return of commercial and mixed use developments.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RS-HD (Single Family Residential-High Density) in Richland County. The lot to the south is also zoned RS-HD in Richland County. The surrounding lots to the north, west, and northeast are zoned RS-3 in the City of Columbia.

The RS-1, RS-1A, RS-1B, RS-2 and RS-3 districts are intended as single-family residential areas with detached units with low to medium population densities. Use regulations for the single-family districts are identical, but contain varying classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of those areas are permitted outright within such districts or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the single-family residential character of the district.

STAFF RECOMMENDATION

Annex with RS-3 zoning.

Zoning Map

1509 Aralia Drive
TMS# 13705-15-04 ZONED: RS-HD

Department of Planning & Development Services

Legend

- CITY LIMITS
- PARCELS
- Flood Plain Overlay
- Pending Annexation

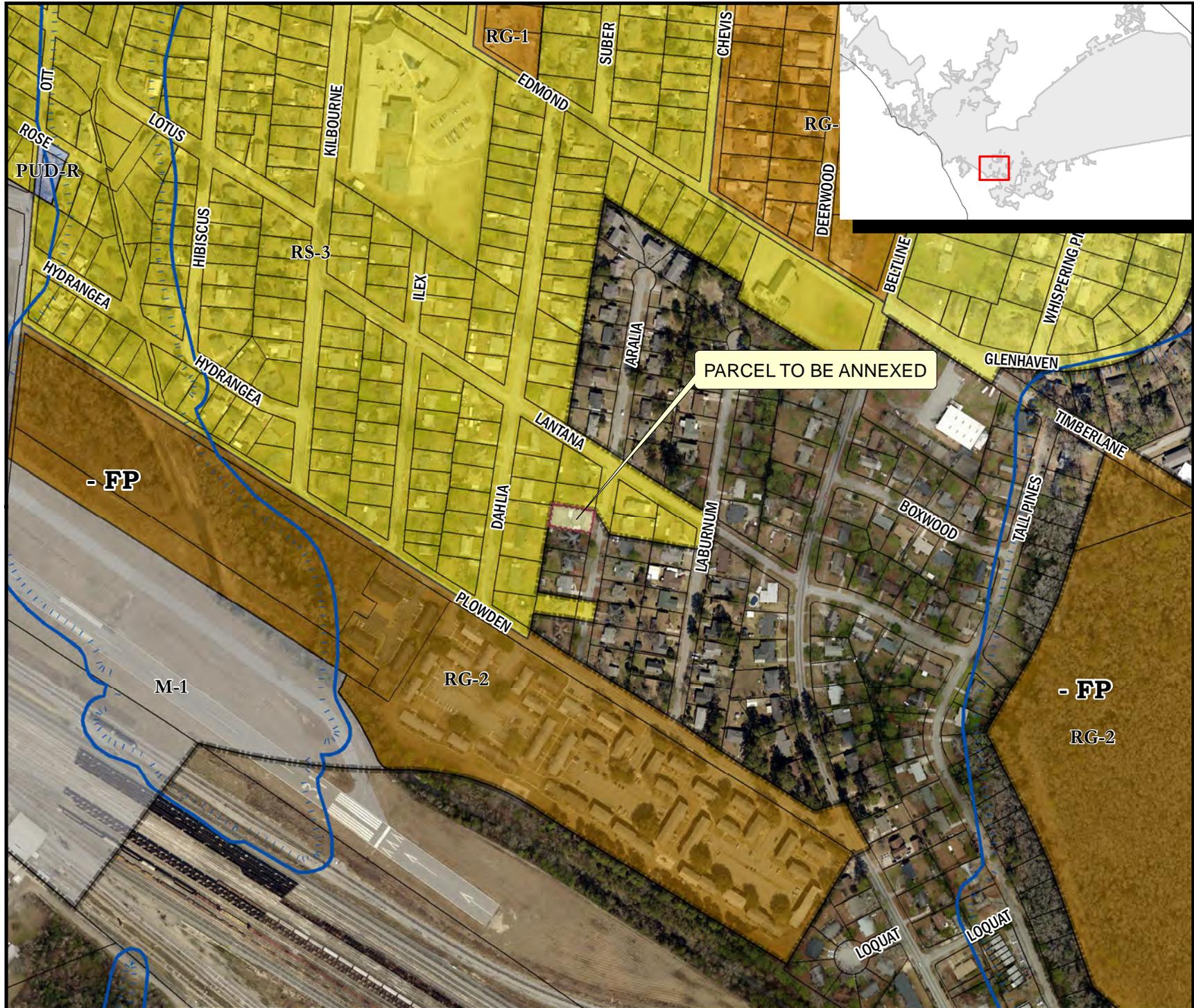
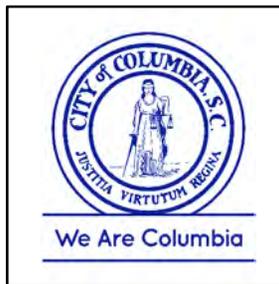
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

N

0 75 150 300 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
S. Zigmund
April 4, 2014

DISCLAIMER:
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

