



**PLANNING COMMISSION
MAP AMENDMENT CASE SUMMARY**

**MINOR ZONING AMENDMENT TO A
PUD-C (PLANNED UNIT DEVELOPMENT-COMMERCIAL) WITHIN A -DD
(DESIGN/DEVELOPMENT AREA OVERLAY)
AT 816, 818, 822, 824, 825 WASHINGTON STREET & N/S LADY STREET**

May 5, 2014 at 5:15pm

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

Subject Property: 816, 818, 822 824, 825 Washington Street & N/S Lady Street
(TMS# 09013-13-03,04,05,06,09,17)

Council District: 2

Proposal: Minor Amendment to PUD-C, DD

Applicant: LBA Lady LLC (c/o Rogers Lewis Attorneys)

Present Use: Vacant/Office/Garage **Proposed Use:** Commercial/Residential

Staff Recommendation: Approve

CASE HISTORY

Planning Commission:	2/05/07	M-1, C-4, -PD, -DD, -DP to PUD-C, -DD	APPROVED
Zoning Public Hearing:	5/16/07	M-1, C-4, -PD, -DD, -DP to PUD-C, -DD	APPROVED

APPLICATION REQUEST

The applicant has requested that this PUD be amended to better accommodate their proposed development. The Planning Commission has the authority to review and approve minor changes to the development plans for this PUD. Listed below are the highlights of the proposed changes. The amended Descriptive Statement entitled "Lady and Lincoln Streets PUD" dated April 2014 will be used for this amendment.

- If multi-family residential is constructed within the first floor of the structure, the first floor residential space shall be limited to no more than four (4) units of not more than 1,000 square feet per unit.
 - A hotel use was added specifically to the document to further clarify that it is a permitted use.
 - The building footprint was amended to a dimension that is equal to or less than 92 feet deep (measured parallel to Lincoln Street) and 192.8 feet wide (measured parallel to Lady Street). According to Richland County, the lot dimensions are 209.5x121.9x209x121.9.
 - A new setback of 31 feet 8 inches from the north lot line and 16 feet 10 inches from the west lot line is proposed.
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- A 20 foot vertical radius setback from the transmission lines along the north side of the Lady Street ROW is being proposed. If an encroachment is approved by the City of Columbia within the ROW, it shall not be allowed to encroach into the 20 foot vertical radius. This is imposed by SCANA Corporation and may be adjusted or waived by said organization in writing, and provided to the City of Columbia Zoning Division, and made a part of and an Exhibit to, this PUD amendment. It is the sole responsibility of the owner developer to ensure that all necessary approvals are received by SCANA Corporation.
- Ornamental roofing, architectural features and/or signage may extend above the roof parapet an additional 6 feet above the originally approved 63 feet to a maximum height of 69 feet.
- If a hotel is constructed, the developer will be required to have at least 70 parking spaces in the adjacent garage. No parking spaces would be required onsite. Currently, 17 garage spaces are reserved in perpetuity by the City of Columbia for the “Development Parcel”. The developer will need to contract for the remaining 53 garage spaces.
- The developer shall ensure that in or out only vehicular access is provided at Lincoln Street.

As in the original PUD, any development requires site plan and design review / approval by the Design Development Review Commission (DDRC) in accordance with the –DD, Design / Development Area overlay district.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Currently, the northern portion of the parcel is a City of Columbia-owned parking garage with offices that serve the City’s Parking Services Department. The southern portion of the parcel is vacant.

The original zoning amendment in 2007 was created with two parcels in mind, the first for the construction by the City of Columbia of a multi-story parking structure with certain office and limited uses at Washington and Lincoln Streets (Parking Deck Parcel); the second, a multi-story mixed use building at the corner of Lady and Lincoln (Development Parcel), that was to be developed by a private entity at a later date.

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

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

Under this classification, land uses are:

- Medium/high density
- Mixed Use

Uses include characteristics such as:

- Vertical and Horizontal Design Variations
- Pedestrian-oriented Frontages and Setbacks
- Emphasis on Structured Parking
- Interconnected (Grid) Street System
- Higher Floor Area Ratios
- Street Trees
- Medium/Large Blocks

It is the intent of the Urban Neighborhood designation to promote and enhance the urban environment through preservation and design guideline overlays, creating a walkable urban center with high quality architectural design.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned PUD-C, -DD (Planned Unit Development - Commercial, Design/Development Overlay). The lot to the northwest is zoned C-4, -DD; the remaining surrounding lots to the south, west, and east are zoned M-1, -DP (Light Industrial, Design Preservation Overlay).

The planned unit development district (PUD-C) is intended to accommodate primarily nonresidential uses in areas, with residential uses integrated into the design of such districts as secondary uses.

The intent of planned unit development district 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.

STAFF RECOMMENDATION

Approve Minor Zoning Amendment to Lady and Lincoln Streets PUD.

Zoning Map

816, 818, 822 824, 825 Washington Street
 TMS# 09013-13-03,-04,-05,-06,-09,-17 Zoned PUD-C -DD

Department of Planning & Development Services

Legend

- RAILROADS
- CITY LIMITS
- STREETS
- PARCELS

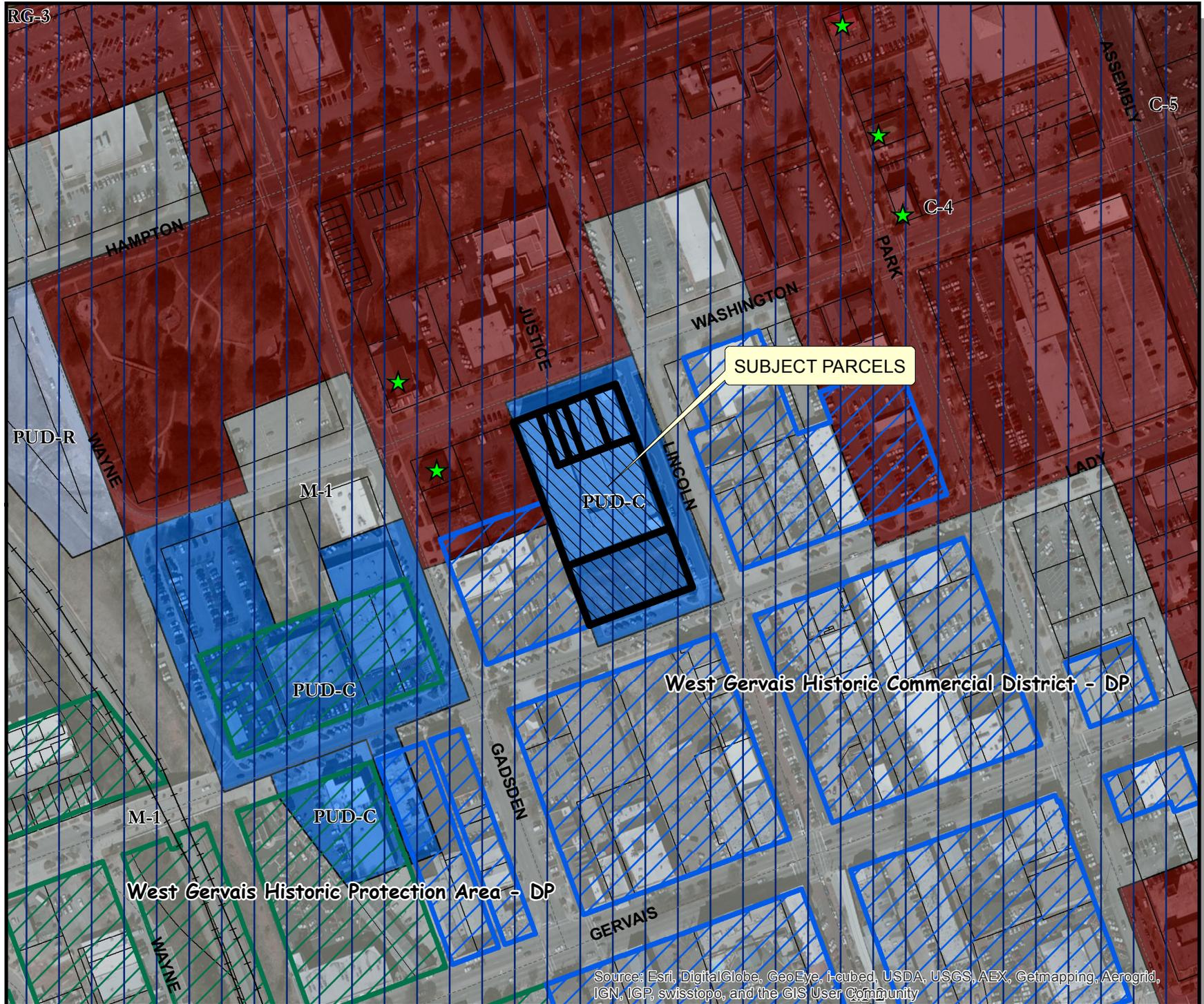
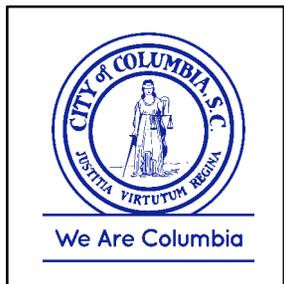
D-1	MX-2
RS-1	C-1
RS-1A	C-2
RS-1B	C-3
RS-2	C-3A
RS-3	C-4
RD	C-5
RD-2	M-1
RG-1	M-2
RG-1A	PUD-C
RG-2	PUD-LS
RG-3	PUD-LS-E
UTD	PUD-LS-R
MX-1	PUD-R

PROPOSED REZONING DP Overlay
 DP Overlay
 Arch Conserv District
 Historic District
 Protection Area
 City Landmarks

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
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 April 30, 2014



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 ** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

