



**PLANNING COMMISSION
MAP AMENDMENT CASE SUMMARY**

**3403 LYLES STREET
ANNEX AND REZONE PROPERTY RG-2, -DP (GENERAL RESIDENTIAL
DISTRICT, DESIGN PRESERVATION OVERLAY)**

June 2, 2014 at 5:15pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property: 3403 Lyles Street; Richland County TMS# 09107-13-08
Applicant: Emily Lucero
Council District: 1 **Census Tract:** 006.00
Current Zoning: RM-HD **Current Use:** Residential
Proposed Zoning: RG-2, -DP **Proposed Use:** Residential
Reason for Annexation: Contiguous, Donut Hole, Owner Requests City Services
Staff Recommendation: Annexation with RG-2, -DP zoning

CASE HISTORY

Planning Commission: 6/02/14 Richland County RM-HD to RG-2, -DP 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 0.19 acres and is located on Lyles Street between Lancaster and Edgefield Streets in the Earlewood 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 “Donut Hole 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.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality. These areas pose a number of challenges to the City that can be addressed through annexation. They can often cause inefficiencies in the delivery of services due to confusion about jurisdiction. Also, if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies and the costs to taxpayers are germane to City and County property both, which results in a greater impact to City residents since they pay City and County taxes.

Earlewood Protection Area Design Guidelines

Subject parcel is located with the Earlewood Protection Area Design Preservation District.

The principles and goals of this district are:

- Maintain residential character
- Encourage new residential design that is compatible with historic patterns
- Preserve historic structures that tell the story of the community
- Encourage orderly development along adjoining corridors that will the enhance residential core

Master Plan for The Villages of North Columbia

The future land use of 3403 Lyles is classified Low Density Residential (Single-Family Detached Homes).

The Medium Density Residential land use of this plan is characterized by “Townhomes, Duplex, and Live Work Units”, and does not take into account that single-family detached homes can provide for the medium density that currently exists in the Earlewood Neighborhood within the North Columbia planning study.

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 RM-HD (Residential, Multi-Family - High Density) in Richland County. The lot to the north is also zoned RM-HD in Richland County. The surrounding lots to the west and east are zoned RG-2, -DP in the City of Columbia. The lot to the south is zoned PUD-R in the City of Columbia.

The RG-1, RG-1A and RG-2 districts are intended as medium and high density residential areas permitting progressively higher population densities, characterized by single-family detached, two-family detached and multiple-family structures, and garden type apartments. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of the areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the residential character of the districts.

The intent of the design and preservation area (-DP) is to protect and improve the quality of the environment of the city by the encouragement of identification, recognition, conservation, maintenance and enhancement of areas, sites, structures, fixtures and other features of the architectural, economic, social, cultural and political history of the city as well as its natural features; to encourage appropriate use of such features, areas, sites, structures and fixtures; and to restrain influences adverse to such purposes, and by so doing to promote the public welfare. To this end, the -DP designation, when appended to a basic district classification, is intended to coordinate the purposes and intent of this article with those regulations established by other provisions whose primary intent is to further the purposes set out in this section.

STAFF RECOMMENDATION

Annex with RG-2, -DP rezoning.

Zoning Map

3403 Lyles Street
TMS# 09107-13-08 ZONED: RM-HD

Department of Planning & Development Services

Legend

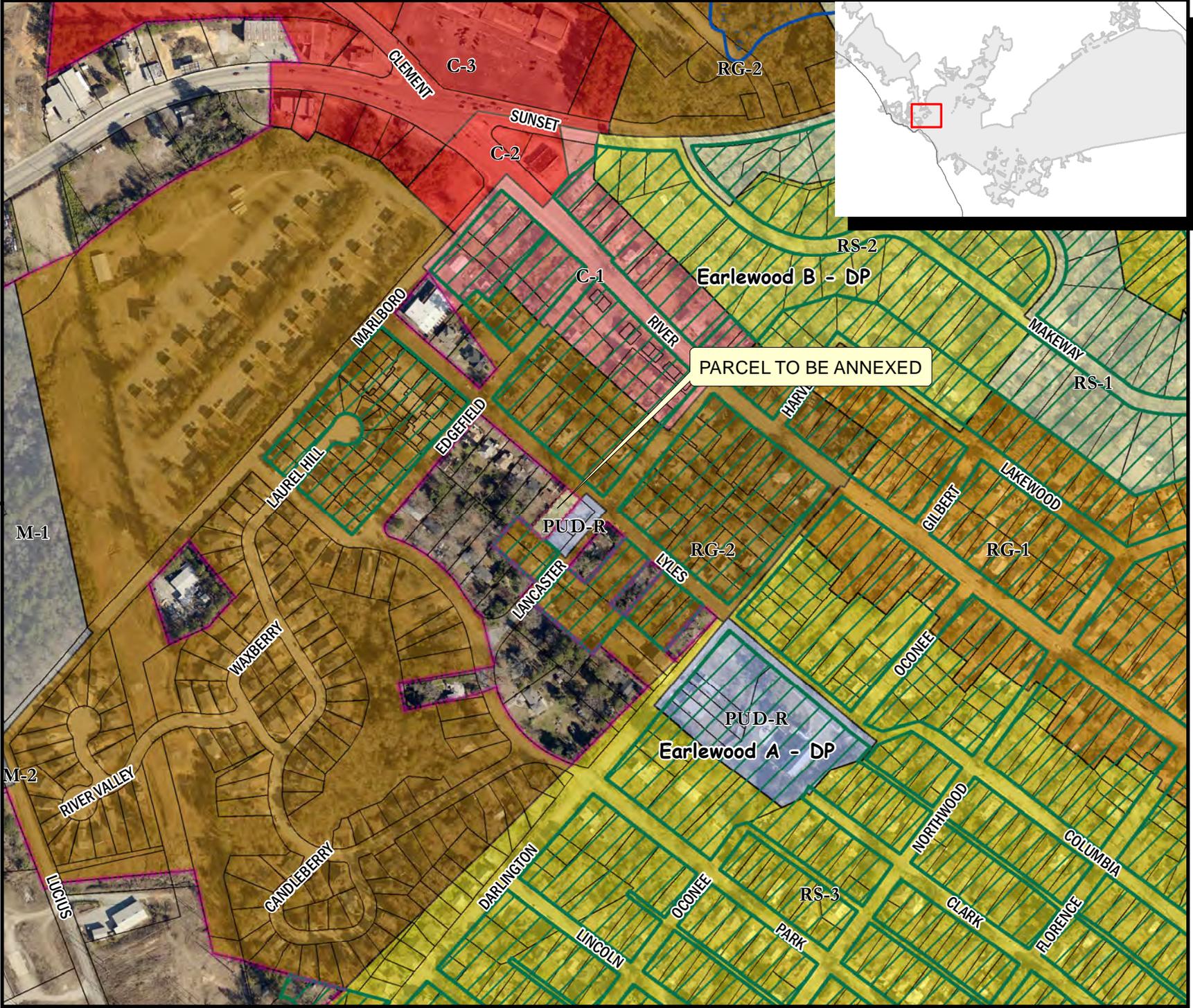
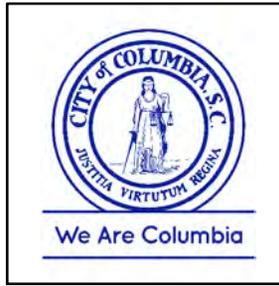
- PARCELS
- City Limits
- Arch Consvrv District
- Historic District
- Protection Area
- Pending Annexation

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:
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April 4, 2014

DISCLAIMER:
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