

- 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.

Innovista Master Plan

The subject parcel is located within the Innovista Master Plan area boundary.

According to this plan, the land use recommendation of the subject parcel calls for Residential Dominant Mixed-Use developments with ground floor activity such as retail, restaurants, office and supporting commercial uses.

Additionally, the recommended height of development fronting Gervais Street calls for a minimum of 4-stories, while the remaining area of the parcel to be a minimum of 3-stories.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned PUD-C, -DD (Commercial Planned Unit Development, Design/Development Overlay District). The adjacent lots to the south, east, and west are zoned MX-2, -ID, while the adjacent lot across Gervais Street is zoned PUD-C, -DD.

The MX-2 district is intended to accommodate the development of a wide range of commercial, research, residential, retail, and university uses in an urban mixed-use context. To promote development that exhibits the physical design characteristics of pedestrian-oriented streets, open space and parks, along with mixed uses and urban densities, the district provides flexibility from the conventional use and bulk requirements of other zoning districts. The intent of this article is that the MX-2 district classification be applied only within the urbanized region of the central business area.

STAFF RECOMMENDATION

The existing PUD zoning was granted in 2008 and no work has been completed to date. The proposed zoning change would be consistent with surrounding zoning and help foster implementation of the goals of the Innovista Plan and redevelopment of the area. Staff recommends **approving** this request.

Table of Permitted Uses
MX-2
Permitted Principal Uses
Veterinary services with indoor kennels
Landscape counseling and planning
Lawn and garden services
Ornamental shrub and tree services
Building Construction - Office Only
Construction other than building construction - Office Only
Construction - Special trade contractors - Office Only
Printing, publishing and allied industries
Private Commercial Storage (Sec. 17-260)
Arrangement of Transportation Services
Telephone communication (wire or radio)
Communication: Telegraph
Water supply services
Sewerage Systems (Sec. 17-262)
Paint, glass and wallpaper stores
Hardware stores
Retail nurseries, lawn and garden supply stores
Department stores
Variety stores
General merchandise stores: Miscellaneous general merchandise stores
Grocery Stores
Retail bakeries
Food stores: Miscellaneous
Apparel and accessory stores
Furniture, home furnishings and equipment stores
Eating Places
Drugstores and proprietary stores
Miscellaneous shopping goods stores
Mail order house
Florist
Cigar store and stands
New dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Finance, Insurance, and Real Estate
Banquet Hall
Hotels, motels, and tourist courts
Suite Hotel (Sec. 17-271)
Bed and breakfast hotel (Sec. 17-271)
Organization hotels and lodgings on membership basis
Garment pressing and agents for laundries and dry cleaners
Laundry and garment services not elsewhere classified

Taylor and alteration shops
Coin-operated laundries and dry cleaning
Photographic Studios, portrait
Beauty Shops
Barbershops
Shoe repair shops, shoeshine parlors, and hat cleaning shops
Funeral service and crematories
Miscellaneous personal services, except massage parlors and spas
Body piercing facilities and tattoo establishments
Advertising agencies
Consumer credit reporting agencies
Blueprinting and photocopying (Sec. 17-264)
Commercial photography, art and graphics
Stenographic services and reproduction services not elsewhere classified
Personal supply services
Miscellaneous business services: Miscellaneous
Business services not elsewhere classified
Employment agencies
Temporary help services
Computer and data processing services
Detective agencies and protective services
Photofinishing laboratories
Parking Lots
Radio and television repair shops
Watch and jewelry repair
Reupholstery and furniture repair
Motion picture production
Motion picture theaters except drive-in
Bowling alleys and billiard and pool establishments
Physical fitness facilities and yoga facilities
Dance studios
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Coin-operated amusement devices
Membership Sports and Recreation Clubs
Offices of physicians
Hospitals
Medical and dental laboratories
Legal services
Colleges, universities, professional schools, and junior colleges
Libraries and information centers
Business and secretarial schools
Vocational schools except vocational high schools not elsewhere classified
Individual and family social services
Job training and vocational rehabilitation services

Museums and art galleries
Arboreta, botanical and zoological gardens
Business associations
Professional membership
Labor Unions and similar labor organizations
Civic, social and fraternal associations
Political organizations
Religious organizations
Engineering, architectural, and surveying services
Accounting, auditing, and bookkeeping services
Commercial, physical and biological research
Commercial economic, sociological, and educational research
Noncommercial research organization
Testing laboratories
Management and public relations services
Attached Two-Family Dwelling
Townhouses (Sec. 17-268)
Multi-Family Dwelling
Group Development
High-Rise (Sec. 17-304)
Mid-Rise (Sec. 17-267)
Dormitories, Public
Miscellaneous services
Executive Offices
Legislative bodies
General government not elsewhere classified
Courts
Police and Fire Protection
Public finance, taxation, and monetary policy
Administration of human resources programs
Administration of environmental quality and housing programs
Administration of economic programs
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
Microbrewery (Sec. 17-290) products
Motor vehicle dealers (new and used)(Sec. 17-286)
Motor vehicle dealers (used only)(Sec. 17-286)
Auto and home supply stores (Sec. 17-286)
Boat dealers (Sec. 17-286)
Recreational and utility trailer dealers (Sec. 17-286)
Used merchandise stores without weapons (Sec. 17-87)
Equipment rental and leasing services
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)

Offices and clinics of other health practitioners, including therapeutic massage (17-288)
Elementary and Secondary Schools (17-296)
Day Care Facilities (Sec. 17-265)
Permitted in District as an Accessory Use but is also permitted as a Primary Use provided owner and/or tenant complies with the associated conditions set forth in this article
Food and kindred products
Bakery products
Textile mill products
Apparel and other finished products made from fabrics and similar materials
Lumber and wood products, except furniture
Furnitures and fixtures
Paper and allied products
Printing, publishing and allied industries
Chemicals and allied products
Rubber and miscellaneous plastic products
Stone, clay, glass and concrete products
Primary metal industries
Fabricated metal products, except machinery and transportation equipment
Machinery, except electrical
Electrical and electronic machinery, equipment and supplies
Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks
Manufacturing industries, not elsewhere classified
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article or by Special Exception by Board of Zoning Appeals
Dormitories , Private (Sec. 17-321)
Permitted as an Accessory Use or as a Principal Use by Special Exception
Food crops grown within a covered enclosure
General farms, primarily crop
Special Exception by Board of Zoning Appeals
Railroad transportation
Railroads
Railway express service
Local and suburban transit and interurban highway passenger transportation and service facilities for motor vehicle passenger transportation
Motor freight transportation and warehousing: Local trucking without storage
Public warehousing: Miniwarehouse (Sec. 17-260)
U.S. Postal Service

Radio and television broadcasting
Electric substations
Gasoline service stations (Sec. 17-286)
Drinking Places (alcoholic beverages)(Sec. 17-269)
Liquor Stores
Used merchandise stores with weapons
Pawn shops
Linen supply
Laundry and garment services not elsewhere classified
Repair shops, not otherwise classified
Amusement and recreation services not elsewhere classified
Nursing and personal care facilities
Residential Care (Sec. 17-266)
Fraternity and sorority houses
Permitted in District as Office Only
Cemetery subdividers and developers
Diaper service
Carpet and upholstery cleaning
Outdoor advertising agencies
Disinfecting and extermination services
Cleaning and maintenance services to dwellings and other buildings not elsewhere classified
Truck rental and leasing without drivers
Passenger car rental and leasing without driver
Utility trailer and recreational vehicle rental
Parking structures

Zoning Map

411 Senate Street/410 Gervais Street
TMS# 08912-11-02, -04 Zoned PUD-C, -DD

Department of Planning & Development Services

Legend

- RAILROADS
- STREETS
- REZONING
- CITY LIMITS
- 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

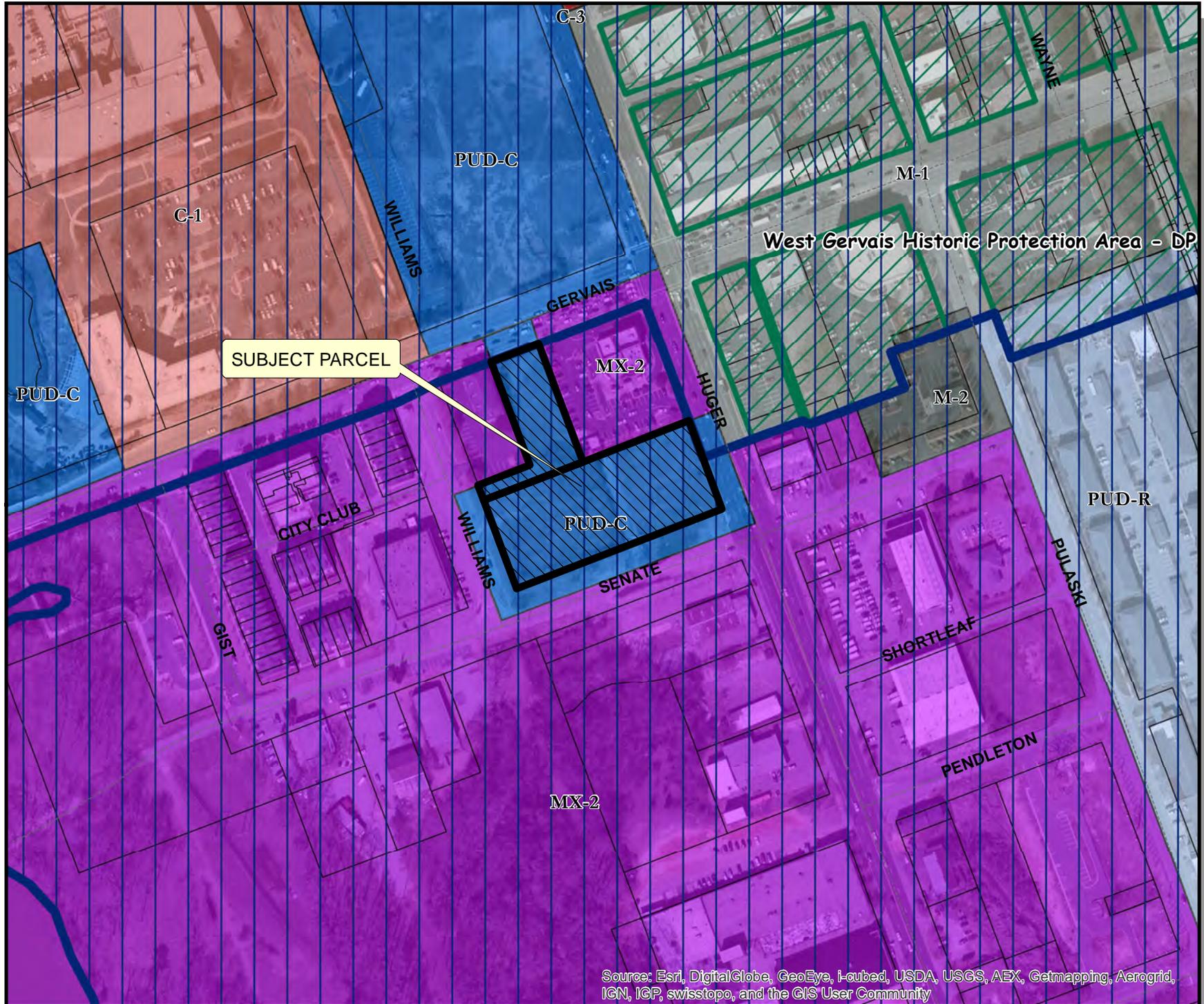
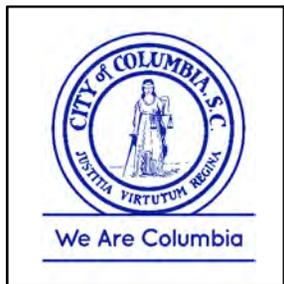
DD Overlay DP Overlay

- Arch Conserv District
- Historic District
- Protection Area

ORIGINAL PREPARATION/DATE:
This map was prepared by:
S. W. Hudson, III
July 14, 2014

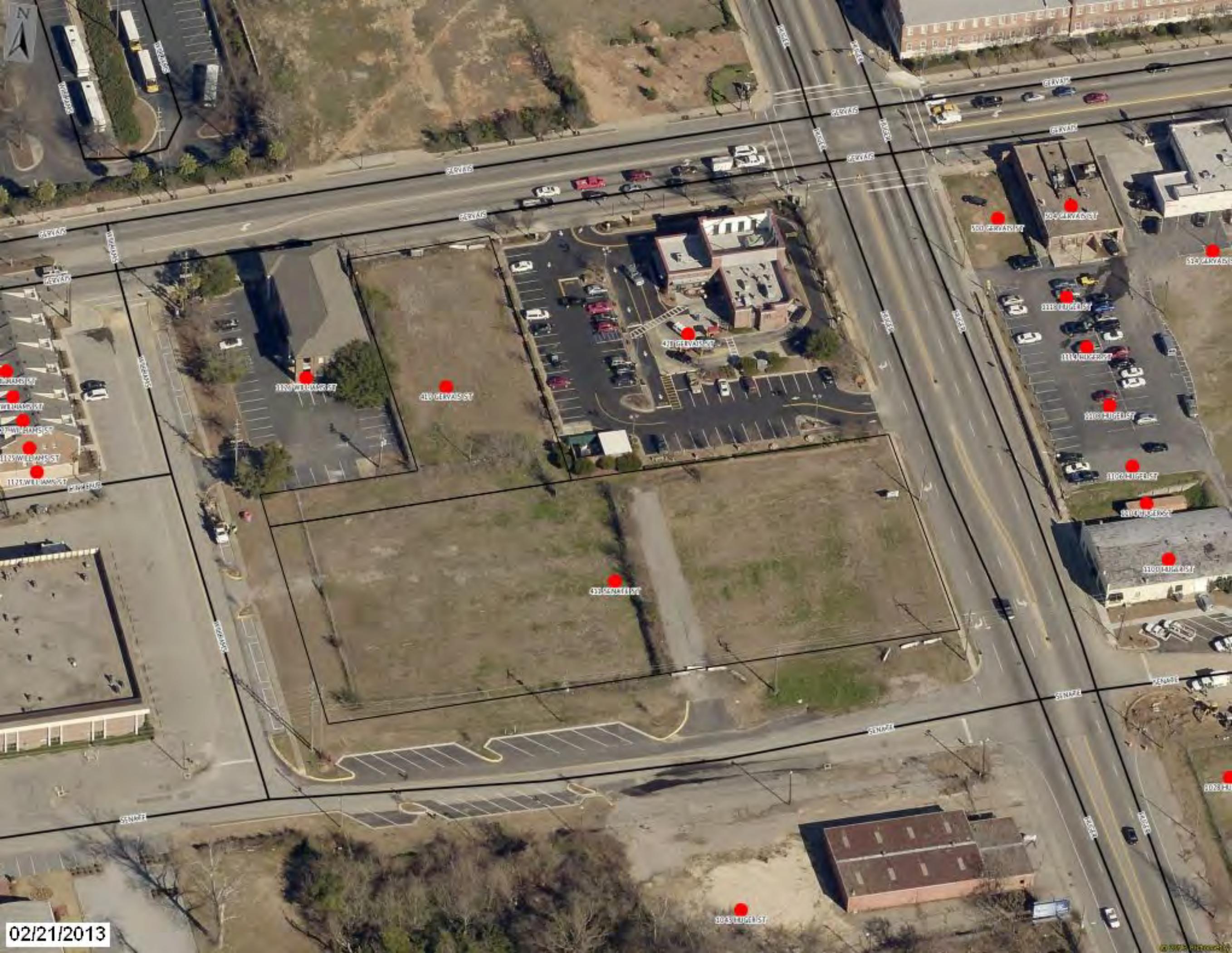


DISCLAIMER:
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Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



02/21/2013



City of Columbia APPLICATION to AMEND THE ZONING ORDINANCE

OFFICE USE ONLY: Date Received _____ By _____

1) APPLICANT (Please Print)

Name:	Stuart Lee / Cynthia Blair	Company:	Huges Townsend & Thomas, PC
Tel. #:	803-744-1822	Fax#:	803-744-1822
Mobile #:	803-606-9715	E-mail:	stuart.lee@rtt-law.com

Do you own any of the property affected by this application? YES NO; If NO, provide Letter of Agency

2) THIS APPLICATION IS FOR (Check all that apply)

REZONING (MAP and/or PUD AMENDMENT)

From: PUD-C-DD To: MX-2 (ID)

For PUD Amendment (Check one below)

Minor Amendment Major Amendment

PROPERTY INFORMATION

Address:	411 Senate Street / 410 Gervais Street	Total Acreage:	2.3
TMS#:	08912-11-02, -04	Current Use:	Vacant
Current Zoning:	PUD-C-DD	Proposed Use:	Residential Multifamily (non-student)

TEXT AMENDMENT

List affected code section(s):

3) DETAILED PROJECT DESCRIPTION: (Attach additional paper if you need more space)

Applicant desires to rezone the subject property for the purpose of allowing for the construction of a 4-story residential complex containing studio, 1 bedroom, and 2 bedroom facilities together with on-site parking garage for non-student housing use.

4) NEIGHBORHOOD CONSULTATION

Prior to the Planning Commission meeting, meet with the adjacent neighbors or neighborhood association to communicate details of the proposed project. Please note that this informational meeting is not required by ordinance, but is *strongly* encouraged. Contact information may be obtained from Zoning staff.

5) SIGNATURE

Applicant Signature:	<i>Stuart M. Lee</i>
Print Name:	Stuart M. Lee
Date:	July 9, 2014

PC Date: _____
ZPH Date: _____

Action: _____
1st Reading Date: _____
2nd Reading Date: _____

Action: _____
Action: _____



LETTER OF AGENCY

DATE: 7/9/14
 TO: ZONING ADMINISTRATOR, CITY OF COLUMBIA

I, the undersigned PROPERTY OWNER below, do hereby attest that I am the person that holds, or I am authorized to act on behalf of the party that holds, fee simple interest in the following property:

COMMON STREET ADDRESS(ES): 410 Georgia St and 411 Santee St,

also known by TAX MAP NUMBER(S): R08912-11-02 & R08912-11-04

Further, I hereby authorize the person listed as AUTHORIZED AGENT below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request (CHECK ALL THAT APPLY):

- a variance from the Board of Zoning Appeals;
- a special exception from the Board of Zoning Appeals;
- an appeal of the decision of the Zoning Administrator from the Board of Zoning Appeals;
- a change to the Zoning Maps of the City of Columbia from City Council, rezoning the property listed above from D40-C-00 to MX-2(CD); and/or
- site plan review by the Planning Commission.

SIGNATURE OF PROPERTY OWNER: James A. White DATE: 7/1/2014
 PRINT Name of Property Owner: James A. White
 Street Address of Property Owner: P.O. Box 352
 City, State, ZIP of Property Owner: Pelham S.C. 29123-0352
 Telephone Number of Property Owner: (803) 361-0724

SIGNATURE OF WITNESS: Beverly Frost DATE: 7/1/2014
 PRINT Name of Witness to Signature of Property Owner: Beverly Frost

SIGNATURE OF AUTHORIZED AGENT: Stuart H. Lee DATE: 7/9/14
 Name of Authorized Agent: Stuart H. Lee
 Company/Firm of Authorized Agent: Rogers Thorneil & Thomas, PC
 Street Address of Authorized Agent: 220 Executive Center Drive
 City, State, ZIP of Authorized Agent: Columbia SC 29204
 Telephone Number of Authorized Agent: 803.744.1822



LETTER OF AGENCY

DATE: 7/9/14
TO: ZONING ADMINISTRATOR, CITY OF COLUMBIA

I, the undersigned PROPERTY OWNER below, do hereby attest that I am the person that holds, or I am authorized to act on behalf of the party that holds, fee simple interest in the following property:

COMMON STREET ADDRESS(ES): 410 Gervais St and 411 Senate St,
also known by TAX MAP NUMBER(S): R08912-11-02 ; R08912-11-04

Further, I hereby authorize the person listed as AUTHORIZED AGENT below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request (CHECK ALL THAT APPLY):

- a variance from the Board of Zoning Appeals;
- a special exception from the Board of Zoning Appeals;
- an appeal of the decision of the Zoning Administrator from the Board of Zoning Appeals;
- a change to the Zoning Maps of the City of Columbia from City Council, rezoning the property listed above from R00 C-00 to MX-2(LD); and/or
- site plan review by the Planning Commission.

SIGNATURE OF PROPERTY OWNER: Josephine L. Sellers DATE: 7-3-14
PRINT Name of Property Owner: Josephine L. Sellers
Street Address of Property Owner: 590 Fort Washington Ave. Apt 14
City, State, ZIP of Property Owner: New York City, NY 10033
Telephone Number of Property Owner: 347-583-1662

SIGNATURE OF WITNESS: _____ DATE: _____
PRINT Name of Witness to Signature of Property Owner: _____

SIGNATURE OF AUTHORIZED AGENT: Stuart M. Lee DATE: 7/9/14
Name of Authorized Agent: Stuart M. Lee
Company/Firm of Authorized Agent: Roanoke Townsend & Thomas, PC
Street Address of Authorized Agent: 220 Executive Center Drive
City, State, ZIP of Authorized Agent: Columbia SC 29209
Telephone Number of Authorized Agent: 803.744.1822



LETTER OF AGENCY

DATE: 7/9/14TO: ZONING ADMINISTRATOR, CITY OF COLUMBIA

I, the undersigned PROPERTY OWNER below, do hereby attest that I am the person that holds, or I am authorized to act on behalf of the party that holds, fee simple interest in the following property:

COMMON STREET ADDRESS(ES): 410 Corliss St and 411 Senate St.also known by TAX MAP NUMBER(S): R08912-11-02 & R08912-11-04

Further, I hereby authorize the person listed as AUTHORIZED AGENT below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request (CHECK ALL THAT APPLY):

- a variance from the Board of Zoning Appeals;
- a special exception from the Board of Zoning Appeals;
- an appeal of the decision of the Zoning Administrator from the Board of Zoning Appeals;
- a change to the Zoning Maps of the City of Columbia from City Council, rezoning the property listed above from PUD-C-DD to MX-2 (DD); and/or
- site plan review by the Planning Commission.

SIGNATURE OF PROPERTY OWNER: William F. BigardDATE: 7/9/14PRINT Name of Property Owner: William F. BigardStreet Address of Property Owner: 1507 Fair St.City, State, ZIP of Property Owner: Columbia, SC 29204Telephone Number of Property Owner: 803.732-7244SIGNATURE OF WITNESS: Alex HensleyDATE: 7/9/14PRINT Name of Witness to Signature of Property Owner: Alex HensleySIGNATURE OF AUTHORIZED AGENT: Stuart M. LeeDATE: 7/9/14Name of Authorized Agent: Stuart M. LeeCompany/Firm of Authorized Agent: Royce Trussell & Thomas, PCStreet Address of Authorized Agent: 220 Executive Center DriveCity, State, ZIP of Authorized Agent: Columbia SC 29209Telephone Number of Authorized Agent: 803.744.1822



LETTER OF AGENCY

DATE: 7/9/14
TO: ZONING ADMINISTRATOR, CITY OF COLUMBIA

I, the undersigned PROPERTY OWNER below, do hereby attest that I am the person that holds, or I am authorized to act on behalf of the party that holds, fee simple interest in the following property:

COMMON STREET ADDRESS(ES): 410 GORDON ST and 411 Senate St.
also known by TAX MAP NUMBER(S): R08912-11-02 & R08912-11-04

Further, I hereby authorize the person listed as AUTHORIZED AGENT below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request (CHECK ALL THAT APPLY):

- a variance from the Board of Zoning Appeals;
- a special exception from the Board of Zoning Appeals;
- an appeal of the decision of the Zoning Administrator from the Board of Zoning Appeals;
- a change to the Zoning Maps of the City of Columbia from City Council, rezoning the property listed above from PUD-C-DD to MX-2(CO); and/or
- site plan review by the Planning Commission.

SIGNATURE OF PROPERTY OWNER: [Signature] DATE: 7-3-14
PRINT Name of Property Owner: Henry Wilkes
Street Address of Property Owner: 2495 Greenwood Dr.
City, State, ZIP of Property Owner: Columbia, SC 29209
Telephone Number of Property Owner: 706-364-7203

SIGNATURE OF WITNESS: [Signature] DATE: 7/13/14
PRINT Name of Witness to Signature of Property Owner: CAROL PENNINGTON

SIGNATURE OF AUTHORIZED AGENT: [Signature] DATE: 7/9/14
Name of Authorized Agent: Stuart H. Lee
Company/Firm of Authorized Agent: Rogers Transcend & Thomas, PC
Street Address of Authorized Agent: 270 Executive Center Drive
City, State, ZIP of Authorized Agent: Columbia SC 29209
Telephone Number of Authorized Agent: 803 744-1822