

- Ornamental roofing architectural features and/or signage may extend above the roof parapet an additional 6 feet to a maximum average height of 72 feet.
- The developer shall ensure that in or out vehicular access is provided at Lincoln Street, generally in the location shown within pages 1 and 2 dated March 6, 2007 of Exhibit B. The Developer shall ensure that there is pedestrian access at Lady Street to the parking garage. See Exhibit D.

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

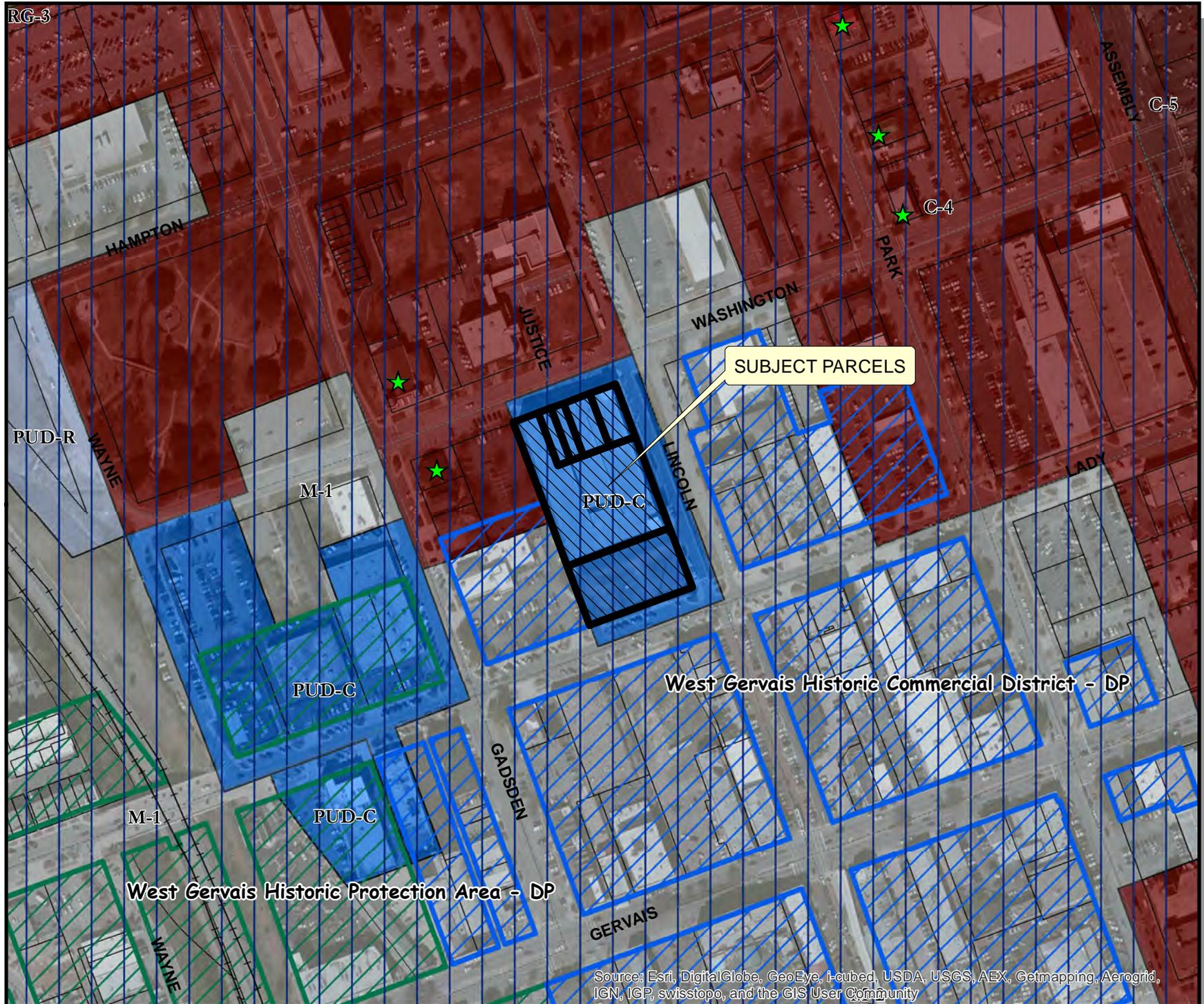
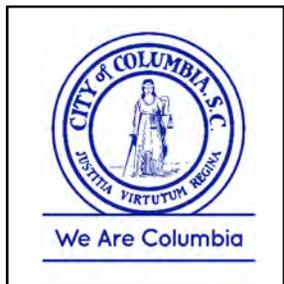
Arch Conserv District
 Historic District
 Protection Area

City Landmarks

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 S. W. Hudson, III
 April 30, 2014



DISCLAIMER:
 The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



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

