



## PLANNING COMMISSION

May 2, 2016 at 5:15pm

City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

### COMPREHENSIVE PLAN MAP AMENDMENT CASE SUMMARY 4202-06 N. MAIN STREET, 4201-05 HORRY STREET, 1206-10 KINDERWAY AVENUE, TMS# 09215-14-01

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City Council District: 1

Proposal: Request to amend Chapter 8.3 of *The Columbia Plan 2018 – Future Land Use Map* from UCMR-1 to SD-5.

Applicant: City of Columbia

Staff Recommendation: APPROVAL

PC Recommendation: PENDING, 07/11/2016

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#### CURRENT PARCEL CHARACTERISTICS/CONDITIONS

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**Acreage:** 2.6

**Current Use:** Institutional; dormitories and two single family homes.

**Proposed Use:** Institutional; minor amendment to PUD-C

**Current Land Use Classification:** Urban Core Mixed Residential –Type 1 (UCMR-1)

**Proposed Land Use Classification:** Universities/Colleges (SD-5)

**Current Zoning:** PUD-C

**Census Tract:** 2

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#### PLANS, POLICIES, AND LAND USE

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*The Columbia Plan 2018: Comprehensive Plan Land Use Classification*

Subject parcel is currently designated Urban Core Mixed Residential –Type 1 (UCMR-1) in The Columbia Plan 2018 Future Land Use Map.

Urban Core Mixed Residential Type 1 neighborhoods are appropriate in the central City and near major corridors throughout Columbia. This development type may represent existing and historic neighborhoods or a vision for intensification of transitional areas between lower density neighborhoods or a vision for intensification of transitional areas between lower density neighborhoods and higher activity corridors and centers. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential neighborhoods but scale is always important. Urban core Mixed Residential Type 1 will usually transition to Urban Core Mixed Residential Type 2 as development moves further from main arterials and activity centers.

Staff recommends that the subject parcel be designated Universities/Colleges (SD-5) in The Columbia Plan 2018 Future Land Use Map.

There are a number of universities and colleges located within Columbia including, but not limited to, University of South Carolina, Columbia College, Columbia International University, Allen University, Lutheran Theological Southern Seminary, Midlands Technical College, Webster University, ECPI University, Strayer University, and the University of Phoenix. Any facility with multiple buildings within a large block campus or spanning several blocks would be classified as a University/College Special District. These development types range in size, organization, and intensity, but all represent a unique district or campus within the city. Typically viewed as campuses, these special districts often have an institutionally managed master plan for internal circulation and building locations. The city should work with these institutions to ensure compatible transitions to surrounding development types are made, and that critical circulation patterns are maintained.

**Urban Core Mixed Residential -1:**

*Primary Types*

- Multi-family Medium
- Multi-family Small to Medium Mixed-use
- Single-family Attached

*Secondary Types*

- Multi-family Large
- Multi-family Small
- Two-family
- Three-family
- Single-family Detached

*Tertiary Types*

- Small to Medium Format
- Business/Employment (excl. Flex)
- Small to Medium Civic/Institutional
- Parking Structures and Lots

**SD-5 Colleges and Universities:**

*Primary Types:*

- Civic/Institutional

*Secondary Types:*

- Small to Extra Larger Business/Employment
- Parking Structures and Lots

*Tertiary Types*

- Multi-family Institutional
- (Dormitories)
- Power Utilities
- Water and Wastewater
- Treatment

*Existing Neighborhood, Small Area, Community, and/or Corridor Plans*

The subject parcel is covered by *The Master Plan for the Villages of North Columbia*, which was completed in December of 2005 and adopted by the City. The majority of the Lenoir-Rhyne property is within the College Village area, and is designated by the Plan as *Higher Education Institutions* North of N. Main Street, while the area proposed for amendment, South of N. Main Street, is designated *Medium Density Residential Townhomes, Duplex, Live Work Units*. The property is within a five-minute walking distance of the designated N. Main Street at Monticello Road Major Activity Node. The Plan recommended the development of historic guidelines and the adoption of a conservation overlay for the Seminary Ridge Neighborhood, which was subsequently completed. Recommendations along the North Main Street Corridor include the proactive rezoning of commercial and/or vacant property into medium to high density residential districts, and the adoption of guidelines that reinforce commitment to a pedestrian-friendly environment.

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**STAFF RECOMMENDATION**

Staff recommends approval of a resolution to amend the land use classification from UCMR-1 to SD-5. Staff recommends to City Council the adoption of an ordinance amending the land use classification from UCMR-1 to SD-5.



# Future Land Use Map

4202-06 N. Main Street, 4201-05 Horry Street, 1206-1210 Kinderway Avenue, TMS#: 09215-14-01  
Existing FLU: UCMR-1; Proposed FLU: SD-5

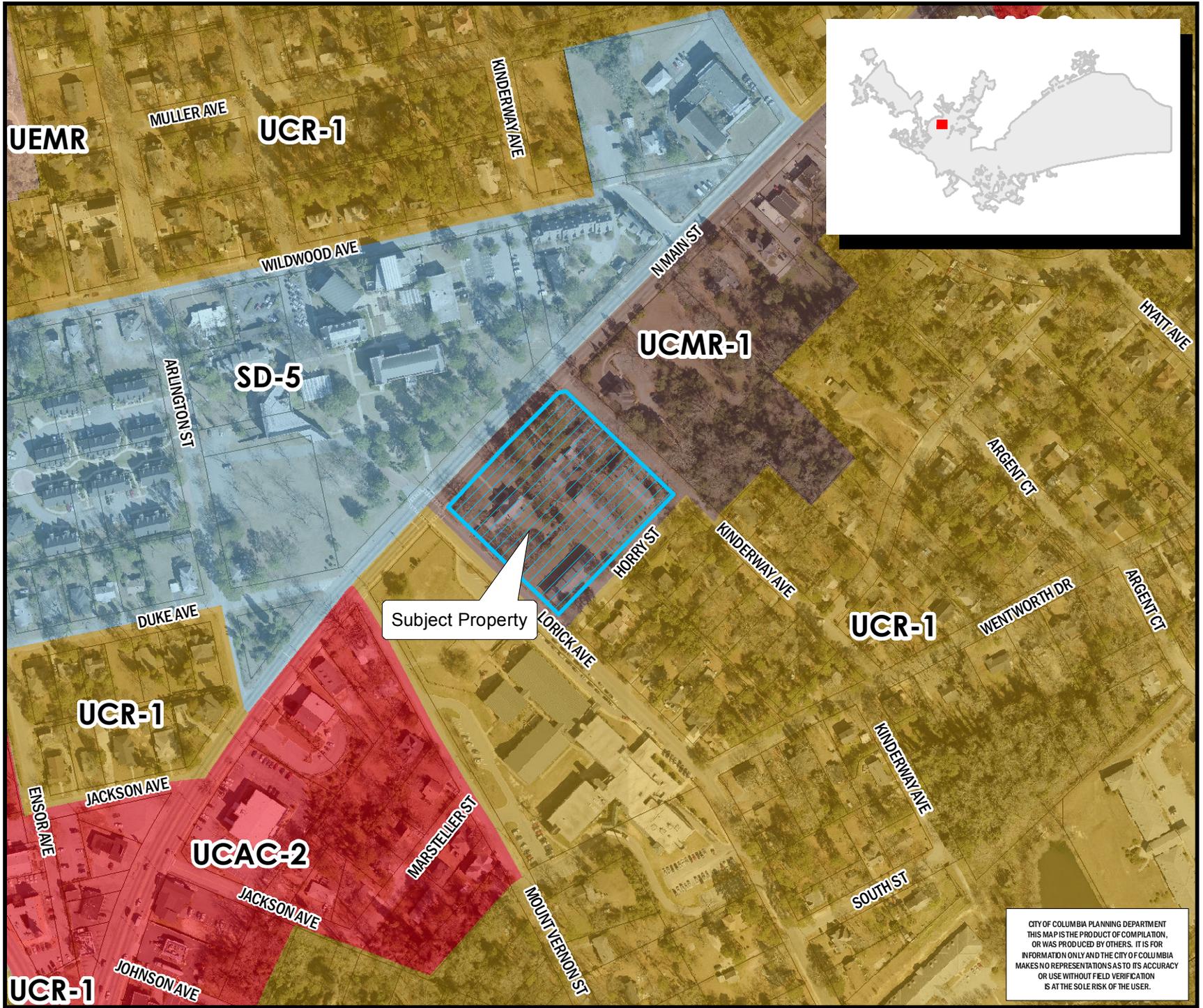
Department of Planning & Development Services

**Legend**

CITY LIMITS  
PARCELS

- UCMR-1 - Urban Core Mixed Residential 1
- UCMR-2 - Urban Core Mixed Residential 2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 50 100 200 Feet



ORIGINAL PREPARATION/DATE:  
This map was prepared by:  
Leigh DeForth  
June 29, 2016



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\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

# Zoning Map

4202-06 N. Main Street, 4201-05 Horry Street, 1206-1210 Kinderway Avenue, TMS#: 09215-14-01  
Existing Zoning: PUD-C

Department of Planning & Development Services

**Legend**

CITY LIMITS  
 PARCELS

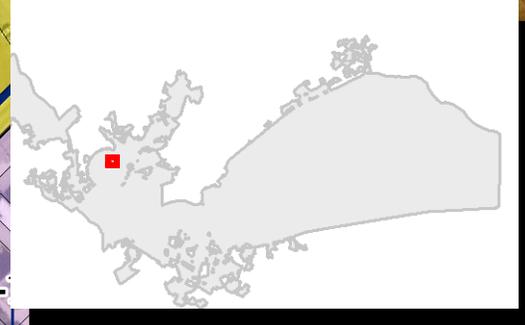
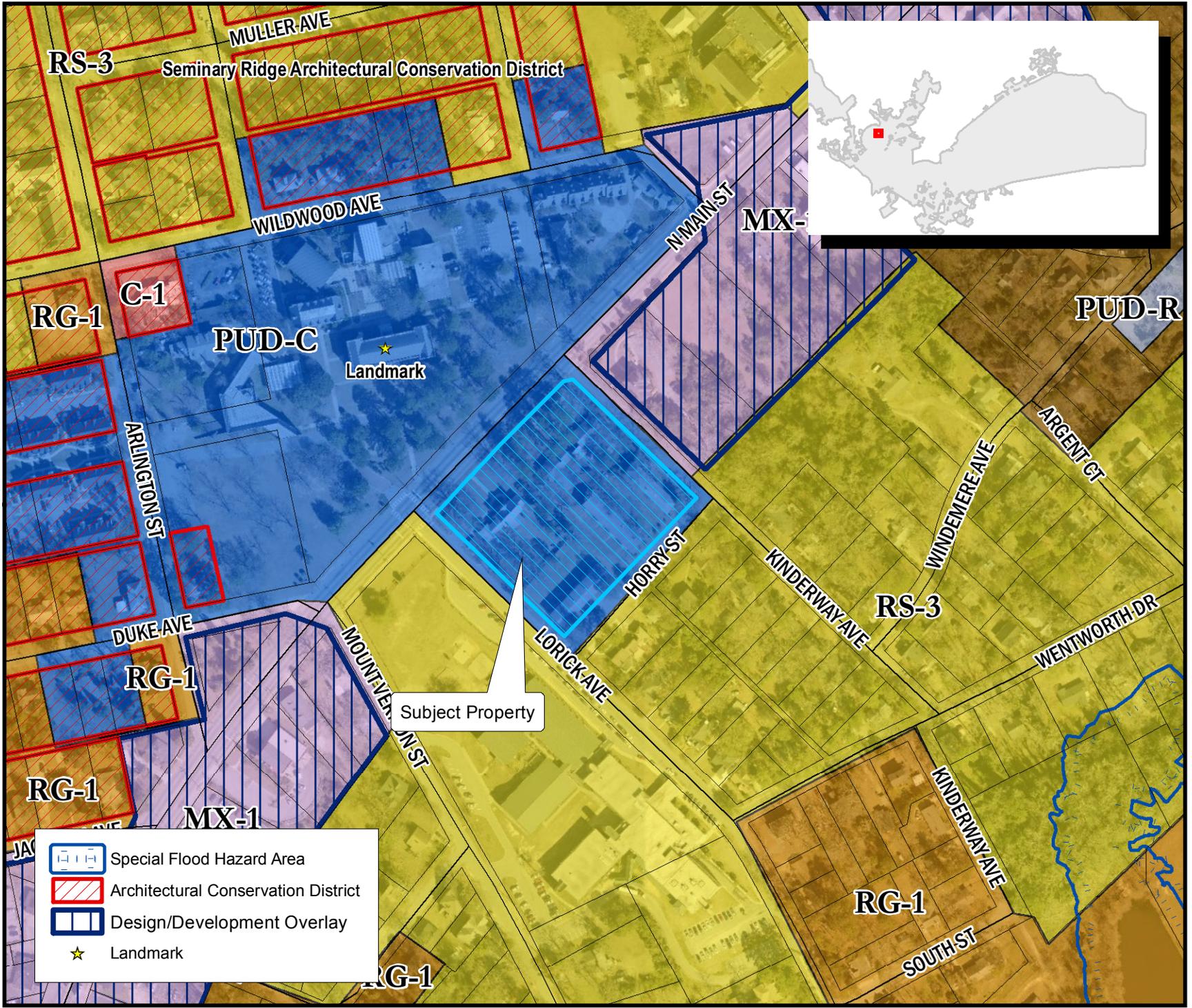
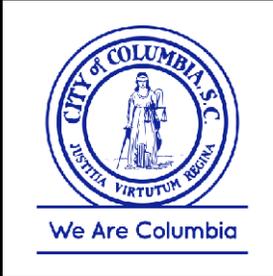
|       |             |
|-------|-------------|
| D-1   | C-1         |
| RS-1  | C-2         |
| RS-1A | C-3         |
| RS-1B | C-3A        |
| RS-2  | C-4         |
| RS-3  | C-5         |
| RD    | M-1         |
| RD-2  | M-2         |
| RG-1  | PUD-C       |
| RG-1A | PUD-LS      |
| RG-2  | PUD-LS-E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

N

0 50 100 200 Feet

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
Leigh DeForth  
June 29, 2016

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Special Flood Hazard Area  
 Architectural Conservation District  
 Design/Development Overlay  
 Landmark