



PLANNING COMMISSION

September 12, 2016 at 5:15pm

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

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

**10750 TWO NOTCH ROAD, S/S DEERPARK DRIVE, 102 GOLF VIEW BEND, 197
GOLF VIEW BEND, DEERPARK DRIVE, GOLF VIEW BEND, TURNWALL LANE,
139 GOLF VIEW BEND;
TMS# 28900-01-11 (P), 28900-01-40, 28911-01-01, 28911-02-10, 28911-03-01, 28911-04-01,
28911-04-03, 28911-02-02**

Council District: 4

Proposal: Request to annex, assign land use classification of Urban Edge Residential – Large Lot (UER-1) to TMS# 28900-01-11(p), and Urban Edge Residential – Small Lot (UER-2) to the remaining parcels, and assign zoning of PUD-R (Planned Unit Development – Residential District). The property is currently classified as Neighborhood – Medium Density by Richland County and zoned as PDD by Richland County.

Applicant: Prime Development, LLC / Woodcreek Development, LLC

Staff Recommendation: Approval

PC Recommendation: 09/12/2016; PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 9.9 acres

Current Use: Rights-of-way and common areas for residential development

Proposed Use: Rights-of-way and common areas for residential development

Reason for Annexation: Municipal Services

Urban Service Area: Secondary

Current Land Use Classification: Neighborhood – Medium Density

Proposed Land Use Classification: Urban Edge Residential – Large Lot (UER-1) for TMS 28900-01-11(p), and Urban Edge Residential – Small Lot (UER-2) for the remaining parcels

Current Richland County Zoning: PDD

Proposed Zoning: PUD-R (Planned Unit Development – Residential District)

Census Tract: 114.07

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Secondary Area” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia 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.

Secondary Areas are those areas where the City determines it logical or advantageous to provide services, but where all services and/or the condition of existing infrastructure may not be at optimal levels for annexation at this time. For instance, it may be that the property is outside of the generally accepted fire response area, or the storm drainage and/or road system is substandard. Annexation in these areas may occur, but a more detailed analysis will be needed to determine the possible impact on revenue. As is stated in the policy, these areas may include “higher value” properties that would prove beneficial to revenues.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends that TMS 28900-01-11(p) be designated Urban Edge Residential – Large Lot (UER-1) in The Columbia Plan 2018 Future Land Use Map, and that the remaining parcels be designated Urban Edge Residential – Small Lot (UER-1) in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Residential Large Lot neighborhoods represent many of the City’s older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Primary Types:

- Single-family Detached
- *Accessory Dwelling Units

Tertiary Types:

- Single-family Attached
- Two-family
- Three-family
- Small Format Business/Employment
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

Urban Edge Residential Small Lot neighborhoods account for a significant portion of the City’s existing residential neighborhoods. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of these developments are relatively modern and occurred after 1970. Urban Edge Residential Small Lot developments generally do not continue the grid and block pattern found in the urban core neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections. Cul-de-sacs are most prominent in this development type.

Primary Types:

- Single-family Detached

Tertiary Types:

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small
- Small Format Business/Employment (excl. Flex)
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

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

The subject parcel is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned Planned Development District (PDD) by Richland County, and surrounding parcels are currently zoned PDD by Richland County. Surrounding parcels within the City of Columbia are zoned Planned Unit Development – Residential District (PUD-R).

The proposed City of Columbia zoning district is Planned Unit Development – Residential District (PUD-R).

Planned Unit Development Districts

(a) *Intent.* The intent of planned unit development districts 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. It is the intent of this article to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height insofar as the city council shall deem appropriate to fulfill the intent of this article, upon presentation of certification from the owners, developers or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this article.

(b) *Types of districts.* Two types of districts accommodating primarily residential or nonresidential uses are created as follows:

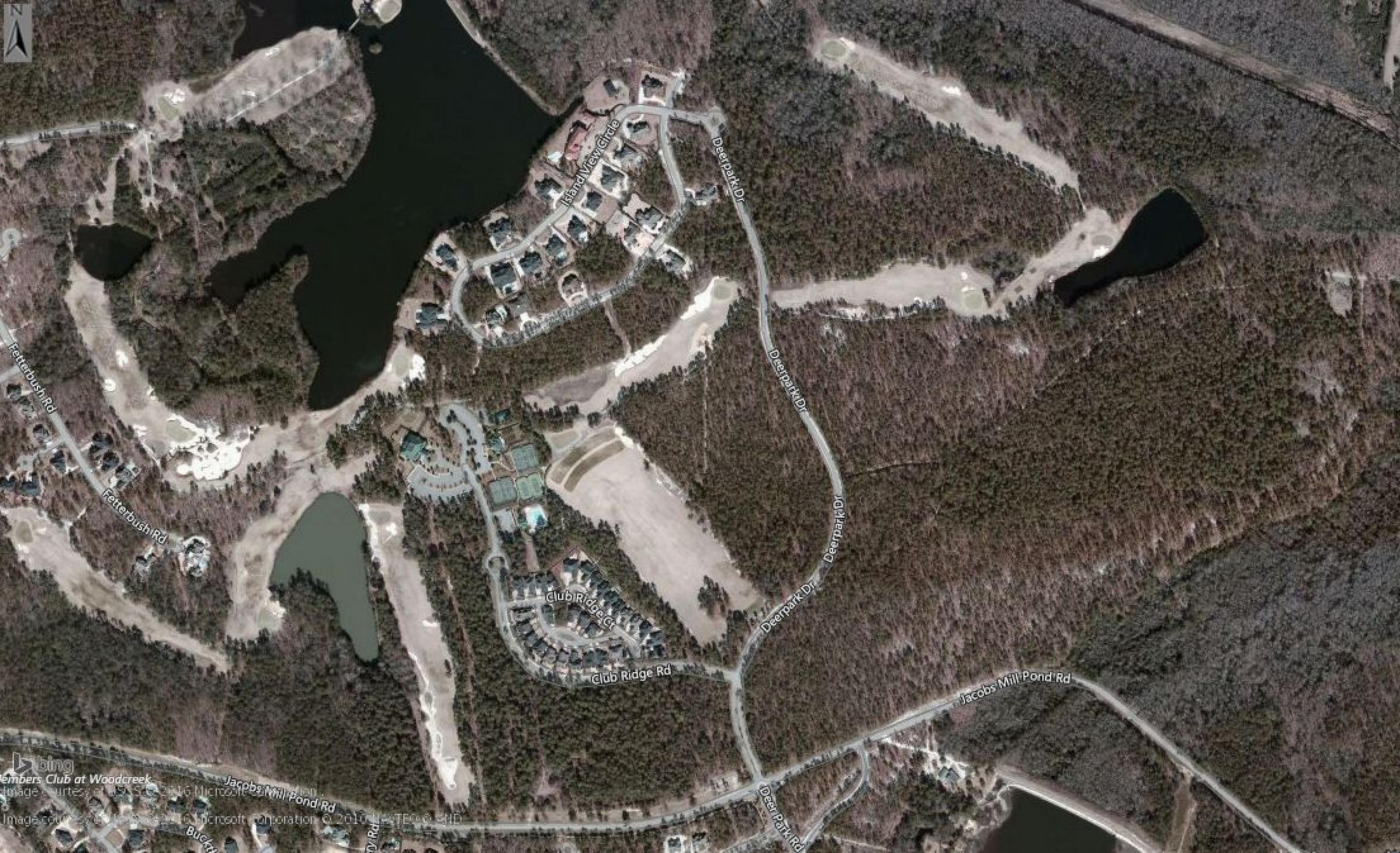
(1) *PUD-R Planned Unit Development—Residential.* The PUD-R district is intended to accommodate residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.

(2) *PUD-C Planned Unit Development—Commercial.* The PUD-C district is intended to accommodate primarily nonresidential uses, with residential uses integrated into the design of such districts as secondary uses.

(c) *Design and planning features.* The types of residential dwelling units and the types of nonresidential uses allowed to be established in such districts increase with increasing site size of such districts, based upon the premise that increased site size will allow proper design, including functional interrelations, buffer treatments separating uses with potentially incompatible characteristics of use, design of access patterns, and relationships of uses within such planned unit developments with uses in adjacent districts. It is the intent of this article that such design and planning features be incorporated properly into any PUD district hereafter created, and that the planning commission and city council shall consider the existence and appropriateness of such features before any amendment to the zoning map is adopted to create such district.

STAFF RECOMMENDATION

Staff recommends approval of a resolution to recommend assigning land use classification of Urban Edge Residential – Large Lot (UER-1) to TMS# 28900-01-11(p), and Urban Edge Residential – Small Lot (UER-2) to the remaining parcels, and to recommend assignment of PUD-R zoning with annexation. Staff recommends City Council adopt an ordinance assigning land use classification Urban Edge Residential – Large Lot (UER-1) to TMS 28900-01-11(p), and Urban Edge Residential – Small Lot (UER-2) to the remaining parcels and recommends City Council assign zoning of PUD-R at the time of annexation.



Island View Circle

Deerpark Dr

Deerpark Dr

Deerpark Dr

Deerpark Dr

Jacobs Mill Pond Rd

Deerpark Rd

Fetterbush Rd

Fetterbush Rd

Club Ridge Ct

Club Ridge Rd

bing

Members Club at Woodcreek

Image courtesy of USGS © 2016 Microsoft Corporation

Image courtesy of USGS © 2016 Microsoft Corporation

Jacobs Mill Pond Rd

Buckhorn

Dr Rd

Future Land Use Map

10750 Two Notch Road (p), S/S Deepark Drive, 102 Golf View Bend, 197 Golf View Bend, Deepark Drive, Golf View Bend, Turnwall Lane, 139 Golf View Bend; TMS# 28900-01-11(p), 28900-01-40, 28911-01-01, 28911-02-10, 28911-03-01, 28911-04-01, 28911-04-03, 28911-02-02; Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-1 & UER-2

Department of Planning & Development Services

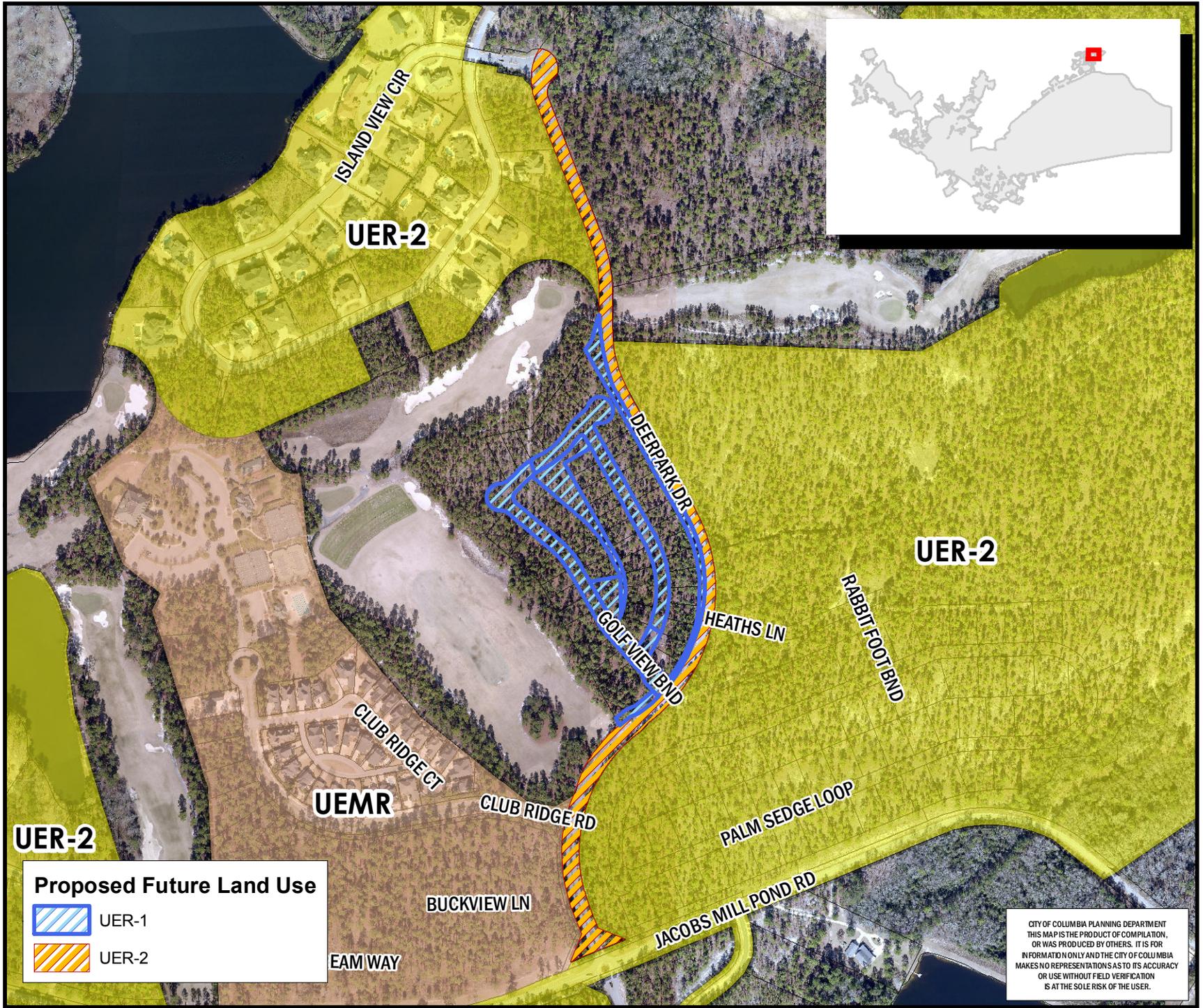
Legend

-  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



0 100 200 400 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Leigh DeForth
August 22, 2016



Proposed Future Land Use

-  UER-1
-  UER-2

CITY OF COLUMBIA PLANNING DEPARTMENT
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INFORMATION ONLY AND THE CITY OF COLUMBIA
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning & Development Services

10750 Two Notch Road (p), S/S Deerpark Drive, 102 Golf View Bend, 197 Golf View Bend, Deerpark Drive, Golf View Bend, Turnwall Lane, 139 Golf View Bend; TMS# 28900-01-11(p), 28900-01-40, 28911-01-01, 28911-02-10, 28911-03-01, 28911-04-01, 28911-04-03, 28911-02-02; Existing Zoning (Richland County): PDD; Proposed Zoning: PUD-R

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

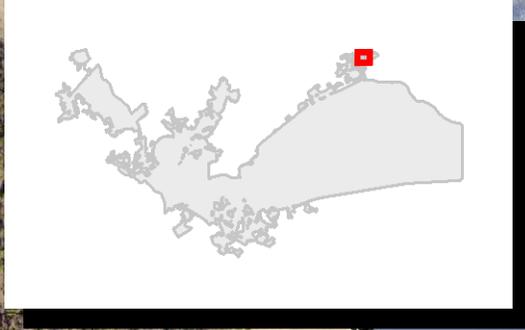
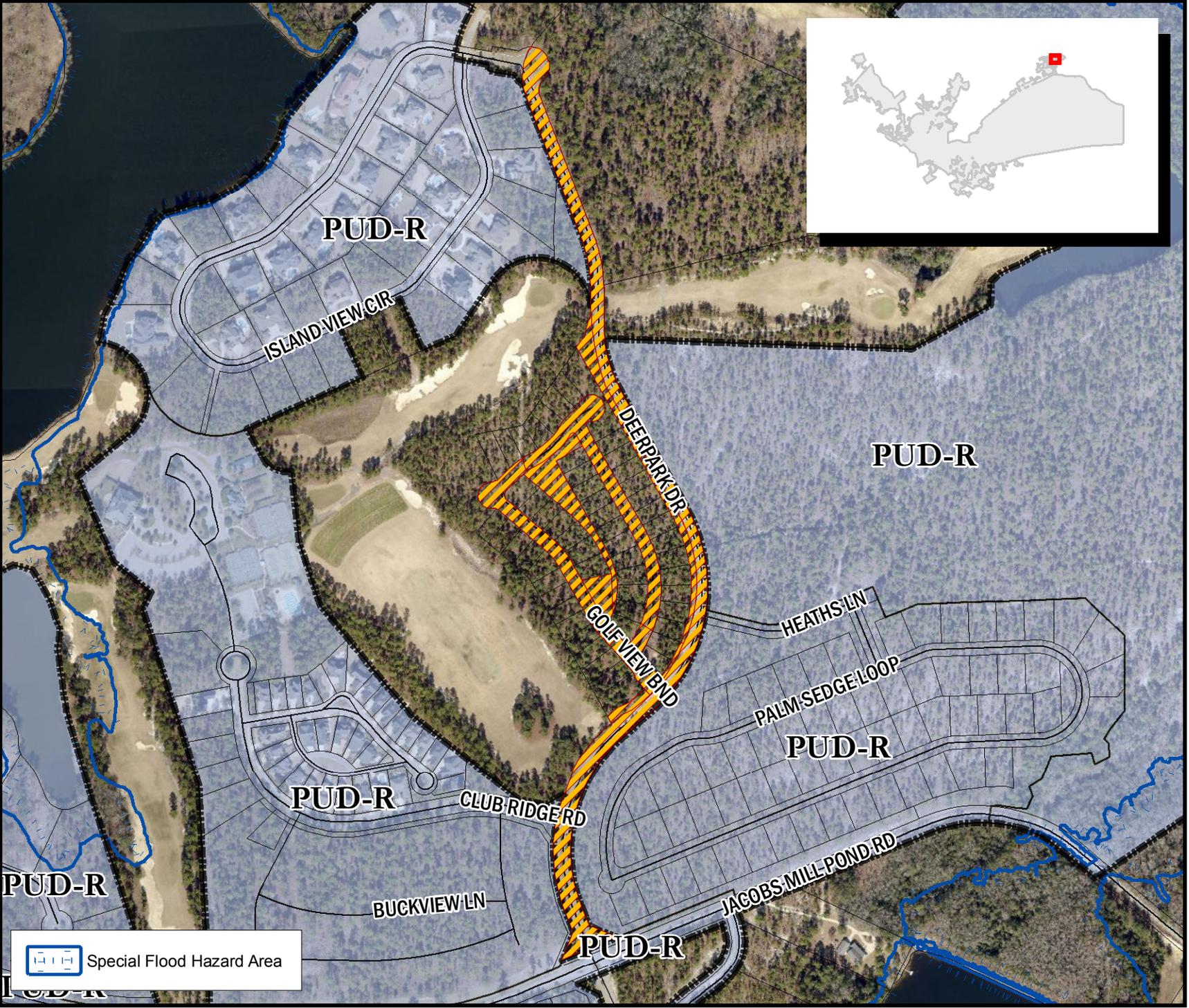
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DISCLAIMER:
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We Are Columbia



Special Flood Hazard Area