



## PLANNING COMMISSION

October 10, 2016 at 5:15pm

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

### COMPREHENSIVE PLAN – FUTURE LAND USE MAP AMENDMENT CASE SUMMARY

#### 3403 LYLES STREET, TMS# 09107-13-08

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City Council District:	1
Proposal:	Request to amend Chapter 8.3 of <i>The Columbia Plan 2018 – Future Land Use Map</i> to assign a land use classification of Urban Core Residential – Small Lot (UCR-1).
Applicant:	City of Columbia
Staff Recommendation:	Approval
PC Recommendation:	10/10/16; PENDING

#### CURRENT PARCEL CHARACTERISTICS/CONDITIONS

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**Acreage:** ~0.19 acres

**Current Use:** Residential

**Proposed Use:** Residential

**Land Use Classification:** Currently unassigned

**Current Zoning:** General Residential District, -Design Preservation Area (Earlewood Protection Area A) (RG-2, -DP)

**Proposed Land Use Classification:** Urban Core Residential – Small Lot (UCR-1)

**Census Tract:** 6

#### PLANS, POLICIES, AND LAND USE

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

The subject property is currently not assigned a land use classification by The Columbia Plan 2018 Future Land Use Map. The property was annexed into the City during the development of the Land Use Map, and was missed accordingly.

Staff recommends that the subject parcel be designated Urban Core Residential – Small Lot (UCR-1) in The Columbia Plan 2018 Future Land Use Map.

Urban Core Residential Small Lot neighborhoods are common just outside the urban center, most were subdivided before 1950 and many continue the grid or street network from the original planned portion of the City. This development type may represent existing neighborhoods and is also a development form appropriate for medium to large-scale redevelopments or infill sites. Traditional and contemporary architectural styles have a place in these neighborhoods. When infill development is designed, scale and orientation of existing structures on the block should act as design presets.

Primary Types:

- Single-family Detached

Secondary Types:

- Single-family Attached
- Two-family
- Three-family

Tertiary Types:

- Multi-family Small
- Small Format Business/Employment (excl. Flex)
- Cemeteries & Mausoleums

*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 2005 and adopted by the City. The property is within the Artist Village area, and is designated by the Plan as Low Density Residential (Single-Family Detached Homes). The property is within a five-minute walking distance of the designated Sunset Drive at River Drive/Clement Road activity node. The Plan touted the Protection Area Design Guidelines as a positive approach for the protection of the Earlewood neighborhood.

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**STAFF RECOMMENDATION**

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Staff recommends that Planning Commission approve of a resolution to recommend the adoption of a land use classification of UCR-1 for the property. Staff recommends that City Council adopt an ordinance to adopt a land use classification of UCR-1 for the property.



02/21/2013

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# Future Land Use Map

3403 Lyles Street; TMS# 09107-13-08  
Proposed FLU: UCR-1

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 25 50 100 Feet

ORIGINAL PREPARATION/DATE:  
This map was prepared by:

Leigh DeForth  
September 2, 2016

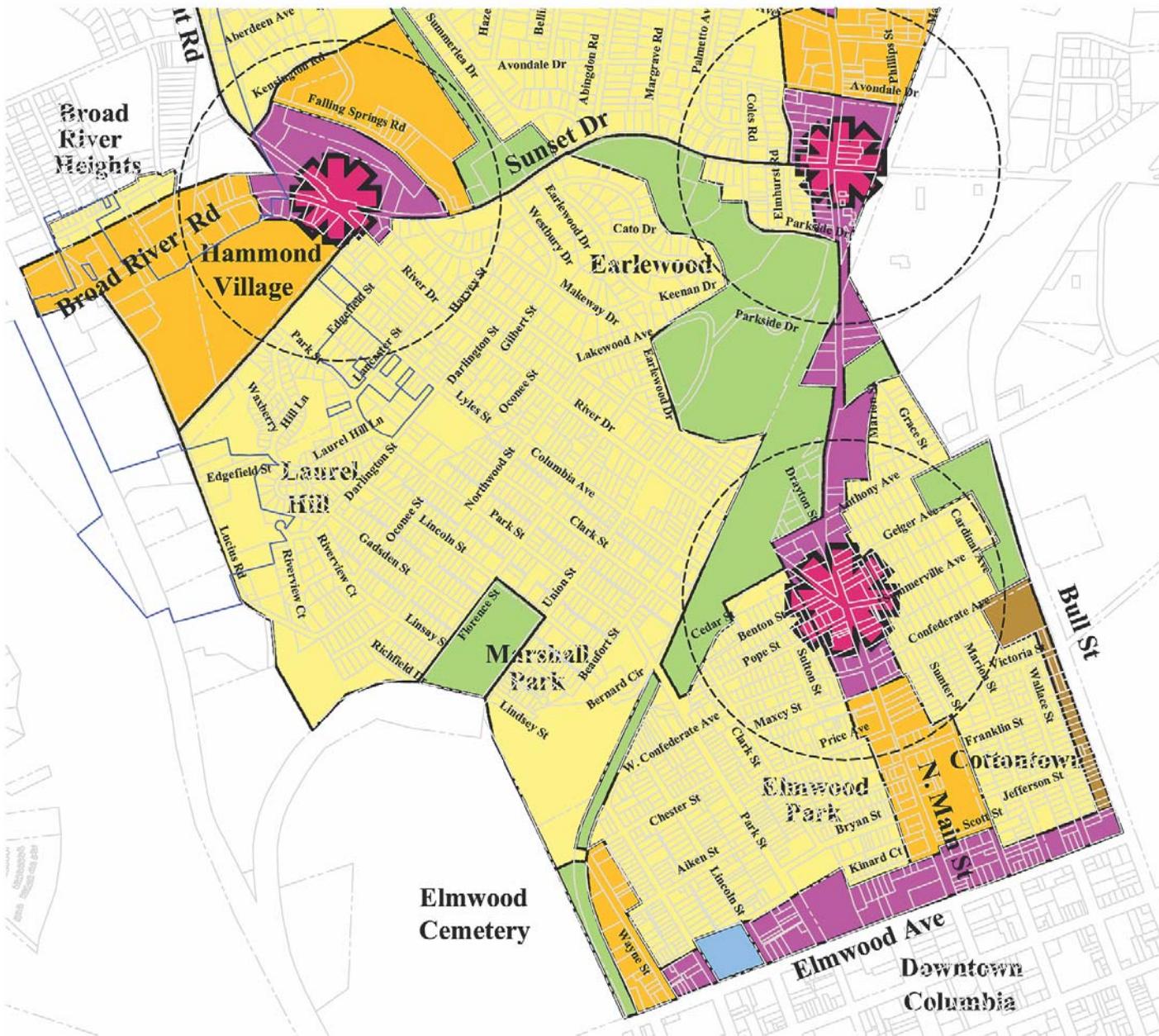


We Are Columbia



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



**LEGEND:**

-  LOW DENSITY RESIDENTIAL  
(SINGLE-FAMILY DETACHED HOMES)
-  MEDIUM DENSITY RESIDENTIAL  
(TOWNHOMES, DUPLEX, LIVE WORK UNITS)
-  MIXED-USE (RETAIL/OFFICE GROUND FLOOR,  
RESIDENTIAL/OFFICE UPPER FLOORS)
-  COMMERCIAL  
(ONE STORY RETAIL SERVICES)
-  URBAN TRANSITIONAL DISTRICT  
(SINGLE-FAMILY HOMES CONVERTING TO OFFICE, RETAIL)
-  GREENSPACE  
(PARKS, GREENWAYS)
-  INSTITUTIONAL  
(PUBLIC SCHOOLS, COMMUNITY SERVICES)
-  HIGHER EDUCATION INSTITUTIONS

**ACTIVITY NODE**

-  MAJOR NODE
  - N. MAIN ST AT HYATT PARK
  - N. MAIN ST AT MASON RD
-  MODERATE NODE
  - FARROW RD AT TARRAGON DR
  - N. MAIN ST AT COLUMBIA COLLEG DR
  - N. MAIN ST AT AT RIVER RD
-  MINOR NODE
  - N. MAIN ST AT SUNSET DR
  - BROAD RIVER DR/SUNSET DR AT  
CLEMENT RD/RIVER DR
  - N. MAIN ST AT COLONAIL DR

-  FIVE MINUTE WALKING DISTANCE

**Artist Village**

# Master Plan