



PLANNING COMMISSION

October 10, 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 WOODCREEK FARMS ROAD (P), TMS# 25800-03-47(P)

Council District: 4

Proposal: Request to annex, assign land use classification of Neighborhood Activity Corridor (AC-1) 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 (Planned Development District) by Richland County.

Applicant: 1712 Woodcreek, LLC

Staff Recommendation: Approval

PC Recommendation: 10/10/2016; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.09 acres

Current Use: A portion of a parking lot for the adjacent business

Proposed Use: A portion of a parking lot for the adjacent business

Reason for Annexation: Adjacent

Urban Service Area: Primary

Current Land Use Classification: Neighborhood (Medium Density)

Proposed Land Use Classification: Neighborhood Activity Corridor (AC-1)

Current Richland County Zoning: Planned Development District (PDD)

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

Census Tract: 114.07

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Primary 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.

Primary areas are constituted of land contiguous to the City where services are available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Concerning utilities, these areas do not assume that the water or sewer line extends directly to each lot, but that it is available for extension in a reasonable manner. Primary areas are intended to indicate that, barring unanticipated circumstances, annexation is recommended and, where appropriate, should be actively pursued.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends that the subject parcel be designated Neighborhood Activity Corridor (AC-1) in The Columbia Plan 2018 Future Land Use Map.

Neighborhood Activity Corridors are a linear extension of a Neighborhood or Community Activity Center. They contain nearly identical building types and uses to a Neighborhood Activity Center; the primary difference is the configuration of the lots and the lack of an internal subdivision or street network. Uses are built on frontage roads along principal and minor arterial roadways. They serve surrounding neighborhoods within a 1-mile drive or a 15 minute walk and typically consist of a limited collection of commercial and service uses.

Primary Types:

- Small Format Business/Employment (excl. Flex)
- Small Multi-family Mixed-use

Secondary Types:

- Civic/Institutional
- Multi-family Small and Medium
- Single-family Attached

Tertiary Types:

- Cemeteries & Mausoleums
- Parking Structures and Lots

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 PDD by Richland County, and surrounding parcels within the City of Columbia are zoned 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:

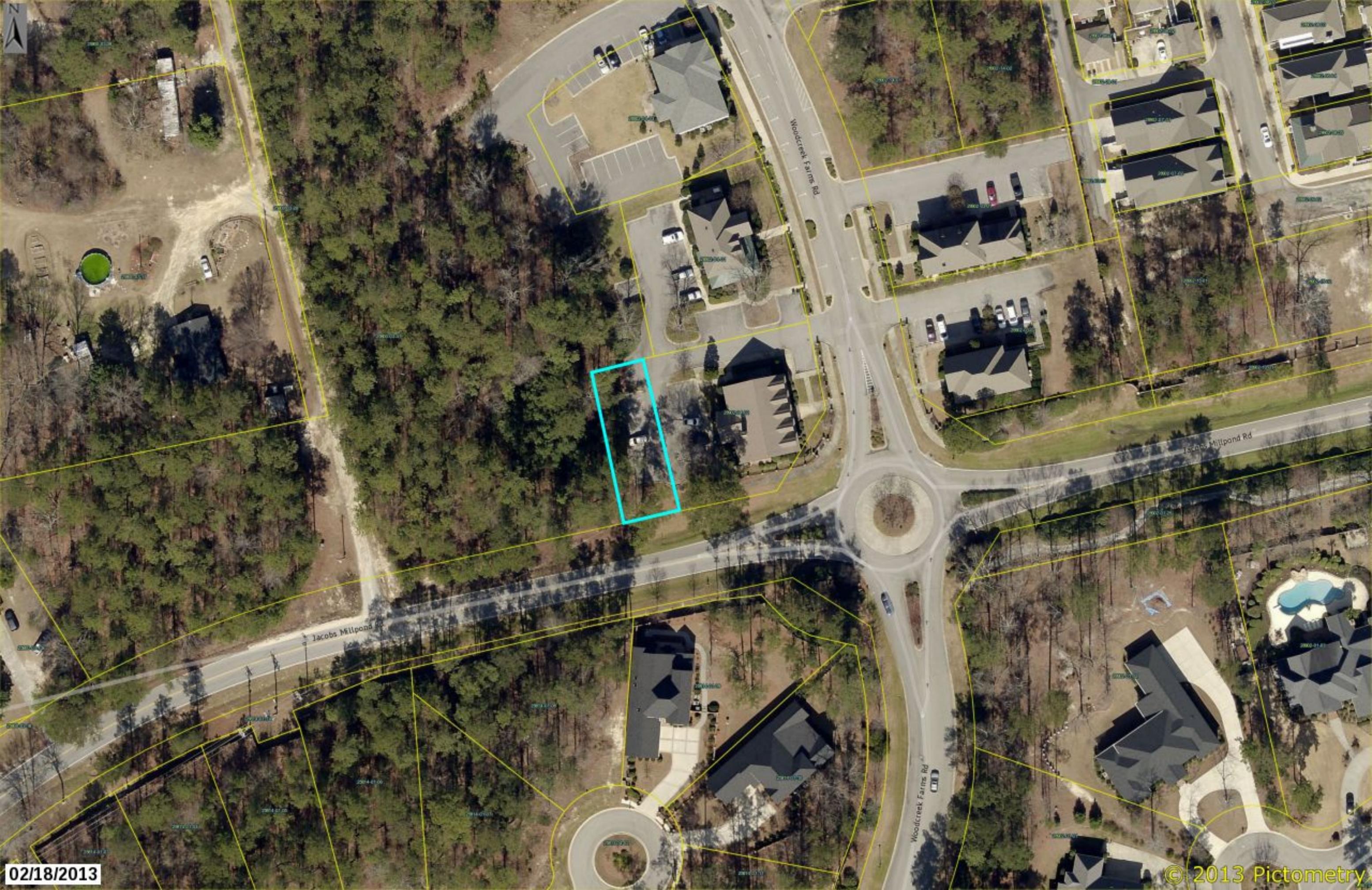
(1) *PUD-R Planned Unit Development—Residential.* The PUD-R district is intended to accommodate residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.

(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 AC-1 land use classification, and to recommend assignment of PUD-R zoning with annexation. Staff recommends City Council adopt an ordinance assigning AC-1 land use classification and recommends City Council to assign zoning of PUD-R at the time of annexation.



Woodcreek Farms Rd

Jacobs Millpond Rd

Jacobs Millpond Rd

Woodcreek Farms Rd

02/18/2013

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Future Land Use Map

Woodcreek Farms Road (p), TMS# 25800-03-47(p)

Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: AC-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

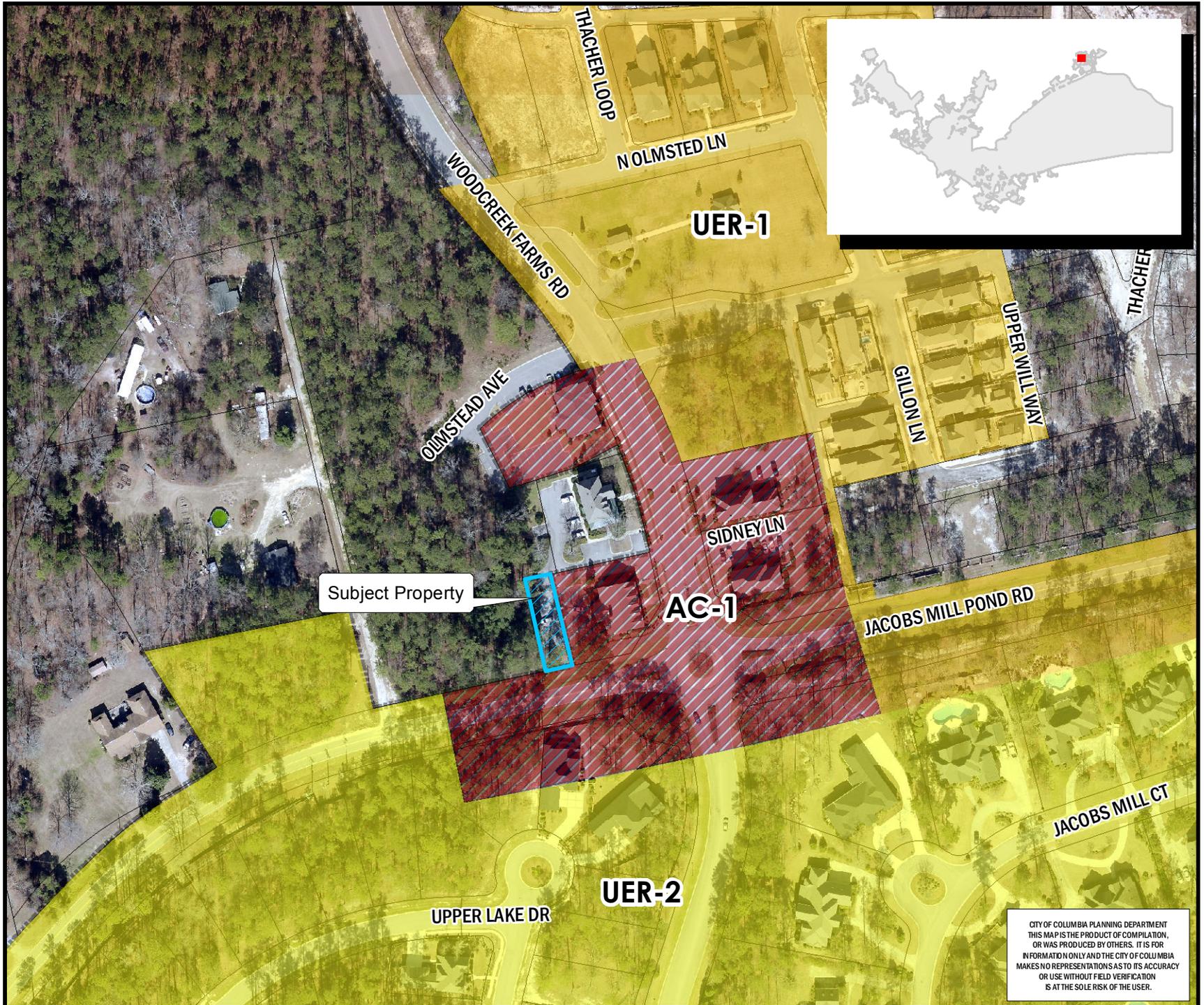
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ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
September 7, 2016



We Are Columbia



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Zoning Map

Woodcreek Farms Road (p), TMS# 25800-03-47(p)
 Existing Richland County Zoning: PDD; Proposed Zoning: PUD-R

Department of Planning &
 Development Services

Legend

-  PARCELS

-  D-1
-  RS-1
-  RS-1A
-  RS-1B
-  RS-2
-  RS-3
-  RD
-  RD-2
-  RG-1
-  RG-1A
-  RG-2
-  RG-3
-  UTD
-  MX-1
-  MX-2

-  C-1
-  C-2
-  C-3
-  C-3A
-  C-4
-  C-5

-  M-1
-  M-2

-  PUD-C
-  PUD-LS
-  PUD-LS-E
-  PUD-LS-R
-  PUD-R
-  OUT OF CITY



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