



PLANNING COMMISSION

November 7, 2016 at 5:15pm

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

ZONING MAP AMENDMENT CASE SUMMARY 3127 FOREST DRIVE AND 3135 FOREST DRIVE (P); TMS# 14001-04-40 AND #14001-04-39 (P)

Council District: 3

Proposal: Request to rezone the parcel from PUD-C, -FP to C-1, -FP

Applicant: Carl Thompson

Staff Recommendation: Denial

PC Recommendation: 11/07/2016; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 1.11 acres
Current Use: Commercial
Proposed Use: Commercial
Land Use Classification: Urban Core Residential Large Lot (UCR-2)
Current Zoning: Planned Use Development, -Flood Protective Area (PUD-C, -FP)
Proposed Zoning: Office and Institutional District, -Flood Protective Area (C-1, -FP)

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The subject property is currently designated Urban Core Residential – Large Lot (UCR-2) in The Columbia Plan 2018 Future Land Use Map. The portion of the property within the jurisdiction of Forest Acres has been assigned a future land use classification of Predominately Commercial on the Projected Generalized Land Use 2020 map.

This development type is common just outside the urban core, with most developments subdivided before 1950. As an urban neighborhood the street grid continues from the central City. This development type primarily represents existing neighborhoods. These areas will experience growth through infill and the development type can be applied through development or redevelopment of larger areas.

Primary Types:

- Single-family Detached

Secondary Types:

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

- Multi-family Small

Tertiary Types:

- Small Format Business/Employment (excl. Flex)
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

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

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

PROPERTY HISTORY SUMMARY

The subject parcel has a varied history of zoning over the past 10-11 years:

- 6/6/05 – Planning Commission deferred application because only five Commissioners were present to consider PUD of less than two acres.
- 7/11/05 – Planning Commission recommended approval of rezoning from RS-2 to PUD-C subject to conditions
- 8/17/05 – City Council conducted and closed Zoning Public Hearing; deferred first reading
- 6/5/06 – Planning Commission recommended approval of rezoning to PUD-C subject to conditions; Planning Commission approved site plan subject to conditions
- 7/12/06 – first reading approval
- 7/19/06 – City Council approved rezoning from RS-2 to PUD-C subject to conditions on second reading for 3135 and 3127 Forest Drive, TMS# 14001-04-39 and 14001-04-40 to rezone from RS-2 to PUD-C. First Reading approval was given on July 12, 2006. The conditions of approval were (1) the bufferyard fence along the southern lot line starts 40 feet back from the Forest Drive property line, (2) all signage shall comply with C-1 zoning requirements except that the height of any freestanding sign shall not exceed 25 feet, and (3) uses permitted within the existing building shall be analogous to uses permitted within the C-1 district and expressly include recreational facilities (existing yoga studio), general offices, and medical offices, but retail, restaurants, drinking establishments, nightclubs, sexually oriented businesses, and liquor stores are expressly prohibited.

Also, there was an aborted **attempt for a Major Change to the PUD-C** in 2009. Apparently there was a proposed medical facility with physical therapy proposed within a 2-story, 11,000 sq. ft. building. There was **no second reading**:

- 4/6/09 – Planning Commission recommended approval of Major Change to PUD-C subject to conditions
- 5/20/09 – City Council granted first reading approval for Major Change to PUD-C

CURRENT PUD SUMMARY

The current Planned Unit Development – Commercial (PUD-C) allowed for the demolition of 3127 Forest Drive and the construction of a +/- 4,200 sq. ft. “delicatessen style sandwich shop” without a drive-through, which has not materialized. The PUD generally allows uses within the existing buildings on site analogous to C-1 uses, though there are some restrictions on use and development on the property, contained in the descriptive statement and the conditions placed on the PUD by Council.

PROPOSED ZONING DISTRICT SUMMARY

The subject property is currently zoned PUD-C. The surrounding properties in the City of Columbia are zoned Single-Family Residential (RS-2) to the West and East and Single-Family Residential (RS-3) to the North. Portions of the subject property are in the City of Forest Acres. Forest Acres has zoned these sections and the abutting area as Commercial (C-3). Additionally, a portion of the subject property and some of the adjacent properties are in a -Flood Protective Area (-FP).

Planned Unit Development (PUD-C)

(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.

-Flood Protective Areas (-FP)

Certain areas within the city are subject to periodic inundation by floodwater, which results or may reasonably be foreseen to result in loss of life and property, health and safety hazards, disruption of commerce and governmental services and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare. These hazards are caused or extended in part by the occupancy of flood hazard areas by uses which increase flood damage upon other lands or uses which are vulnerable to floods because they are inadequately elevated or not otherwise protected from flood damages. It is, therefore, the intent of this article to lessen such hazards or losses by restricting or prohibiting uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities; by requiring that uses vulnerable to floods be protected against flood hazards at the time of initial construction; and by controlling filling, grading, mineral extraction, placing of obstructions within flood channels and other activities, uses or characteristics of use which may increase flood damage.

The proposed rezoning would change the zoning of the property to Office and Institutional District (C-1) and the property would remain in the -Flood Protective Area (-FP).

Office and Institutional District (C-1)

The C-1 district is intended to accommodate office, institutional, and certain types of residential uses in areas whose characteristic is neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

-Flood Protective Areas (-FP)

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STAFF RECOMMENDATION

Staff recommends denial of this request, as the proposed C-1 zoning does not align with the existing residential character of the area and the identified future land use classification of UCR-2 as stated in *The Columbia Plan 2018: Future Land Use Map*.



02/21/2013

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Future Land Use Map

3127 and 3135 Forest Drive; TMS# 14001-04-40 and 14001-04-39;
City of Columbia FLU: UCR-2

Department of Planning &
Development Services

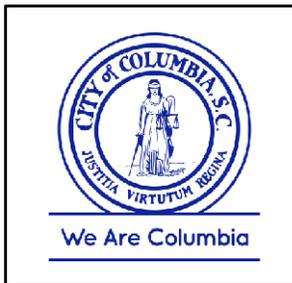
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CITY LIMITS
PARCELS

- 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
October 13, 2016



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

3127 and 3135 Forest Drive; TMS# 14001-04-40 and 14001-04-39;
Existing Zoning: PUD-C, -FP; Proposed Zoning: C-1, -FP

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	

0 25 50 100 Feet

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Special Flood Hazard Area