

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2022-065

Amending the Columbia Compass: Envision 2036 Map to confirm the future land use classification for 28.24 acres E/S Riding Grove Road and 0.07 acres SE/S Riding Grove Road; Richland County TMS# 28908-03-01 and 28904-01-16; annexed by Ordinance No 2022-028 enacted April 19, 2022

WHEREAS, the City of Columbia and community at large recognize the value of planning for future development and growth; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 adopting Columbia Compass: Envision 2036 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); and,

WHEREAS, the City of Columbia Planning Commission has provided input and recommendations in response to the public input and findings; and,

WHEREAS, the Columbia City Council has held a public hearing in accordance with §6-29-760 of the SC Code; and,

WHEREAS, the Columbia City Council has determined that the future land use classification of Urban Edge Residential Large Lot (UER-2) is appropriate for the subject property; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this 2nd day of August, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 28.24 acres E/S Riding Grove Road and 0.07 acres SE/S Riding Grove Road; Richland County TMS# 28908-03-01 and 28904-01-16, annexed into the City of Columbia by Ordinance No.: 2022-028 enacted on April 19, 2022, and as shown in Attachment A, shall be incorporated into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020, with a future land use classification of Urban Edge Residential Large Lot (UER-2).

Requested by:

Assistant City Manager Gentry _____

Approved by:

Cheresa B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

Introduced: 7/26/2022

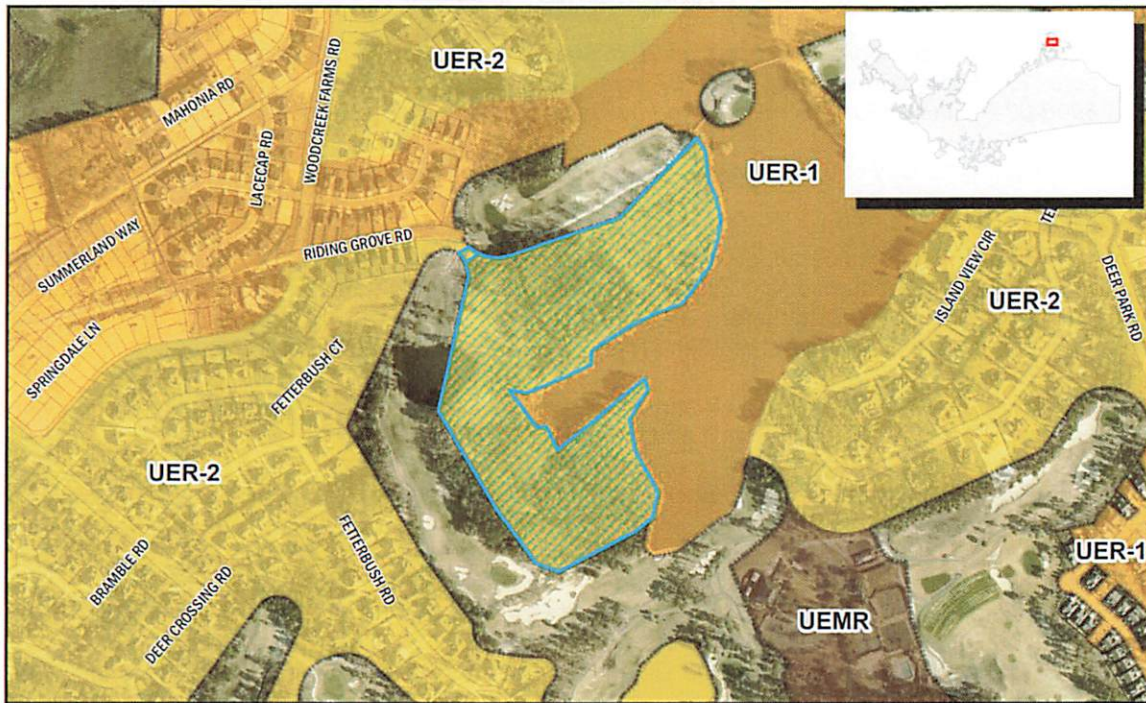
Final Reading: 8/2/2022

Mayor

ATTEST:
[Signature]
City Clerk

Future Land Use Map

28.24 acres E/S Riding Grove Road and 0.07 acres SE/S Riding Grove Road;
TMS# 28908-03-01 and 28904-01-16;
Current Interim FLU: UER-2, Proposed FLU: UER-2



Department of Planning &
Development Services

ORIGINAL PREPARATION DATE:
This map was prepared by:
Shane Shaughnessy
Date: 5/13/2022



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



CIYU COUNCIL

July 26, 2022 at 4:00pm

City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

FUTURE LAND USE MAP AMENDMENT CONFIRMATION CASE SUMMARY 28.24 acres E/S Riding Grove Road and 0.07 acres SE/S Riding Grove Road; TMS# 28908-03-01 and 28904-01-16

Council District:	4
Proposal:	Request to confirm the future land use classification of Urban Edge Residential Large Lot (UER-2). The property is currently assigned interim future land use classification of Urban Edge Residential Large Lot (UER-2).
Applicant:	Premium Development, LLC and Woodcreek Development, LLC
Staff Recommendation:	Approval
Annexation	
PC Recommendation:	03/10/2022; Approval (7-0)
First Reading:	04/05/2022; Approved
Second Reading:	04/19/2022; Approved
ZMA, FLU Confirmation	
PC Recommendation:	05/12/2022; Approval (4-0)
1 st Reading:	07/26/2022; Pending
2 nd Reading:	08/02/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 28.31 acres

Current Use: Undeveloped

Proposed Use: Residential

Current Interim Land Use Classification: Urban Edge Residential Large Lot (UER-2)

Proposed Land Use Classification: Urban Edge Residential Large Lot (UER-2)

Current Interim Zoning: Planned Development District (PD), a portion within the Floodplain Overlay District (OV-FP)

Proposed Zoning: Planned Development District (PD), a portion within the Floodplain Overlay District (OV-FP)

Census Tract: 114.07

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Edge Residential Large Lot (UER-2) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently assigned an interim future land use classification of Urban Edge Residential Large Lot (UER-2).

Urban Edge Residential Large Lot neighborhoods represent many of the 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
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

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

The subject property is not located within the study area of a neighborhood, small area, community, or corridor plan adopted by the City of Columbia or Richland County.

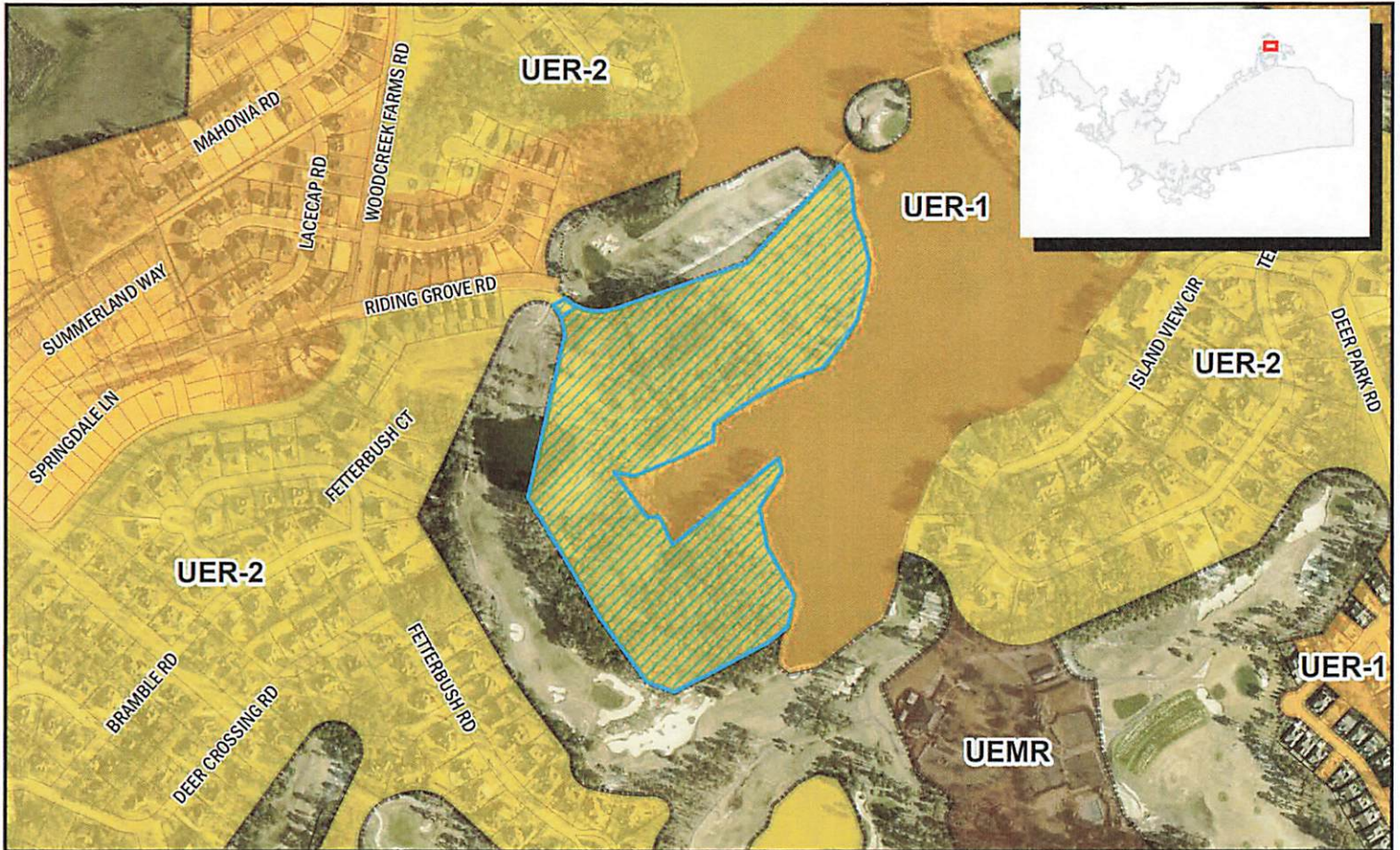
STAFF RECOMMENDATION

Staff recommends the confirmation of the assignment of the Urban Edge Residential Large Lot (UER-2) land use classification for the property.



Future Land Use Map

28.24 acres E/S Riding Grove Road and 0.07 acres SE/S Riding Grove Road;
TMS# 28908-03-01 and 28904-01-16;
Current Interim FLU: UER-2, Proposed FLU: UER-2



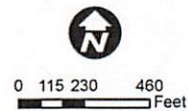
Department of Planning &
Development Services

ORIGINAL PREPARATION DATE:
This map was prepared by:

Shane Shaughnessy
Date: 5/13/2022



We Are Columbia



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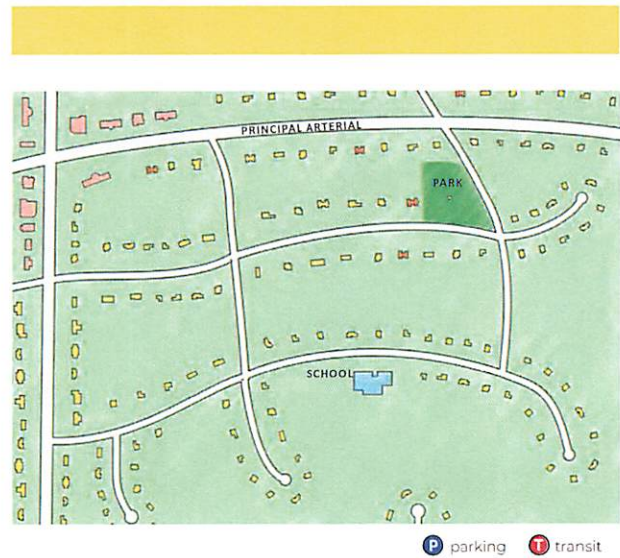
** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Proposed Future Land Use Classification

Development Types

URBAN EDGE RESIDENTIAL LARGE LOT (UER-2)

Urban Edge Residential Large Lot neighborhoods represent many of the 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.



UER-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached
- *Accessory dwelling units

TERTIARY TYPES

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

See matrix for appropriate park/open space types.

Development Types

UER-2 DEVELOPMENT PATTERN/CONTEXT

- The street network is typically curvilinear with irregular block structure and limited points of connection to the main road network. Street widths may be narrow or wide. Sidewalks may or may not be present in existing neighborhoods but should be provided in new developments. On-street parking is uncommon in these neighborhoods when street widths are narrow.
- Blocks are slightly irregular and may display a range of sizes and shapes determined by the parent lot shape and the internal street network.
- Blocks are subdivided into regular sized lots over 10,000 square feet.
- Buildings are typically set back from the street with deep front yards; buildings sit parallel to the street.
- Building sizes vary slightly within a block, but most are one to two stories in height with more than 2,000 square feet of livable space. Exceptions in the number of stories would be for neighborhoods with many split-level homes.
- Most homes have dedicated parking areas in front or side yards. Attached garages or carports are common.
- Open or green spaces are included in individual properties, retention or detention areas, or neighborhood parks. Passive green spaces should be included in new developments.
- Within a single development, building architecture, density, scale, and design will typically be fairly consistent along with front yard setbacks and driveway and garage arrangements. Side loading garages may be more common in a large lot neighborhood than in small lot neighborhoods.

