

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2022-110

Amending the Official Zoning Map to modify the zoning for 14.75 acres N/S Lost Creek Drive, Richland County TMS #05207-07-28

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 14.75 acres N/S Lost Creek Drive, Richland County TMS# 05207-07-28; and,

WHEREAS, City Council adopted *Columbia Compass: Envision 2036* as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 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 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, the City of Columbia Planning Commission has reviewed the application and made a recommendation to City Council regarding the application in accordance with §17-2.5(c)(3)(f) of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed rezoning meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,


BE IT ORDAINED by the Mayor and City Council of the City of Columbia this 6th day of December, 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 14.75 acres N/S Lost Creek Drive and TMS# 05207-07-28, and as shown in Attachment A, is hereby rezoned from Large Lot-Reserve District (LL-R), a portion within the Floodplain Overlay District (OV-FP) to Residential Single-Family-Large Lot District (RSF-1), a portion within the Floodplain Overlay District (OV-FP). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.


Requested by:

Assistant City Manager Gentry

Approved by:


City Manager

Approved as to form:


City Attorney


Mayor

ATTEST:


City Clerk

Introduced: 11/15/2022
Final Reading: 12/6/2022



CITY COUNCIL

November 15, 2022 at 4:00pm

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

Zoning Map Amendment Case Summary **14.75 acres, N/S Lost Creek Drive, TMS# 05207-07-28**

Council District:	1
Proposal:	Request to rezone the property from Large Lot-Reserve District (LL-R), a portion within the Floodplain Overlay District (OV-FP) to Residential Single-Family- Large Lot District (RSF-1), a portion within the Floodplain Overlay District (OV-FP).
Applicant:	Chestnut Hill Plantation, Inc. c/o Robert F. Fuller, Attorney
Staff Recommendation:	Approval
PC Recommendation:	10/13/2022; Approval (6-0)
ZPH, 1st Reading:	11/15/2022; Pending
2nd Reading:	12/06/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 14.75 acres
Current Use: Vacant/Undeveloped
Proposed Use: Single Family Residential
Land Use Classification: Urban Edge Mixed Residential (UEMR)
Current Zoning: Large Lot-Reserve District (LL-R), a portion within the Floodplain Overlay District (OV-FP)
Proposed Zoning: Residential Single-Family- Large Lot District (RSF-1), a portion within the Floodplain Overlay District (OV-FP).

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The future land use classification for the subject property is Urban Edge Mixed Residential (UEMR) in the *Columbia Compass: Envision 2036* Future Land Use Map.

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the City or in the outer ring of neighborhoods. This development type primarily represents existing post-1940s subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block pattern adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

Primary Types

- Single-family Detached

Secondary Types

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small & Medium

Tertiary Types

- 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 recently adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The subject property currently has base zoning of Large Lot-Reserve District (LL-R). The abutting properties in the City of Columbia have base zoning of Transitional/Conservation District (T/C) to the North, East, and South and Residential Single Family- Small Lot (RSF-3) to the West.

The proposed zoning district is Residential Single-Family- Large Lot District (RSF-1), a portion within the Floodplain Overlay District (OV-FP).

Large Lot - Reserve District (LL-R)

The purpose of the Large Lot - Reserve (LLR) District is to reserve undeveloped or low-density land primarily located on the edge of the City. Lands within the LL-R District are intended to be rezoned at the appropriate time to accommodate urban expansion.

Residential Single-Family - Large Lot District (RSF-1)

The purpose of the Residential Single-Family - Large Lot (RSF-1) District is to provide lands that accommodate primarily single-family detached dwellings at very low densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

Floodplain Overlay District (OV-FP)

The purpose of the Floodplain Overlay (OV-FP) District is to protect people and property from risks associated with flooding in floodplain areas, minimize disruption of commerce and critical services, and minimize the need for costly repairs due to flooding. District standards limit vulnerable uses and require certain uses to be located and constructed in a manner that avoids or mitigates damage in the event of flooding.

STAFF RECOMMENDATION

Staff finds that the proposed zoning change is consistent with the surrounding zoning and consistent with the Future Land Use classification and therefore recommends **approval** of the request.



Future Land Use Map

14.75 acres, N/S Lost Creek Drive, TMS# 05207-07-28,
Current FLU: UEMR



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 9/12/2022



We Are Columbia



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Feet

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

Zoning Map

14.75 acres, N/S Lost Creek Drive, TMS# 05207-07-28;
Current Zoning: LL-R, OV-FP, Proposed Zoning: RSF-1, OV-FP



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
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Shane Shaughnessy
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We Are Columbia



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DISCLAIMER:
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Existing Future Land Use Classification

Development Types

URBAN EDGE MIXED RESIDENTIAL (UEMR)

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the City or in the outer ring of neighborhoods. This development type primarily represents existing post-1940s subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block pattern adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.



UEMR BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

SECONDARY TYPES

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small & Medium

TERTIARY TYPES

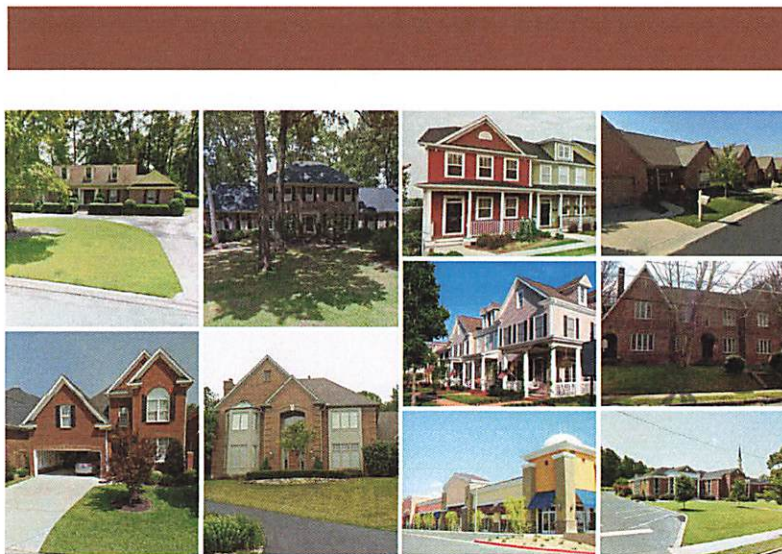
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Development Types

UEMR DEVELOPMENT PATTERN/CONTEXT

- The street network is typically curvilinear with irregular block structure. It may have limited points of connections and frequent use of culs-de-sac.
- Streets vary in width from 30 foot rights-of-way to 60 foot rights-of-way. Sidewalks are not common in existing neighborhoods but should be provided in redevelopment or new development.
- Blocks vary by subdivision but may be similar to an urban block, or be less defined and more organically shaped by the landscape or former parent lot.
- The subdivision pattern is typically very consistent in terms of lot sizes. Lots themselves may vary from rectangular parcels to wedge-shaped parcels consistent with the more curvilinear street network and cul-de-sac lots.
- Buildings are typically located near the center of the lot, with somewhat equal front and back yards. Buildings often present a wider façade to the street and attached garages and driveways are common.
- Building scale and design of groups of housing types should be complimentary to adjacent housing types in scale. Housing types are typically developed in separate subdivisions (multi-family, single-family, townhouses). Mixing of housing types within a block is uncommon.
- Open space should be provided throughout Urban Edge Mixed Residential developments in an informal and passive manner as well as through neighborhood recreation facilities and clubhouses.



- Architectural details may vary within each subdivision depending on the mix of residential types and era of construction. Infill development should respect the existing horizontal and vertical scaling as well as location and orientation of buildings on the lots.

Existing Zoning District

Article 3: Zoning Districts

Sec. 17-3.2. Residential Base Zoning Districts

(d) LL-R: Large Lot - Reserve District

(d) LL-R: Large Lot - Reserve District

(1) Purpose

The purpose of the Large Lot - Reserve (LL-R) District is to reserve undeveloped or low-density land primarily located on the edge of the City. Lands within the LL-R District are intended to be rezoned at the appropriate time to accommodate urban expansion.



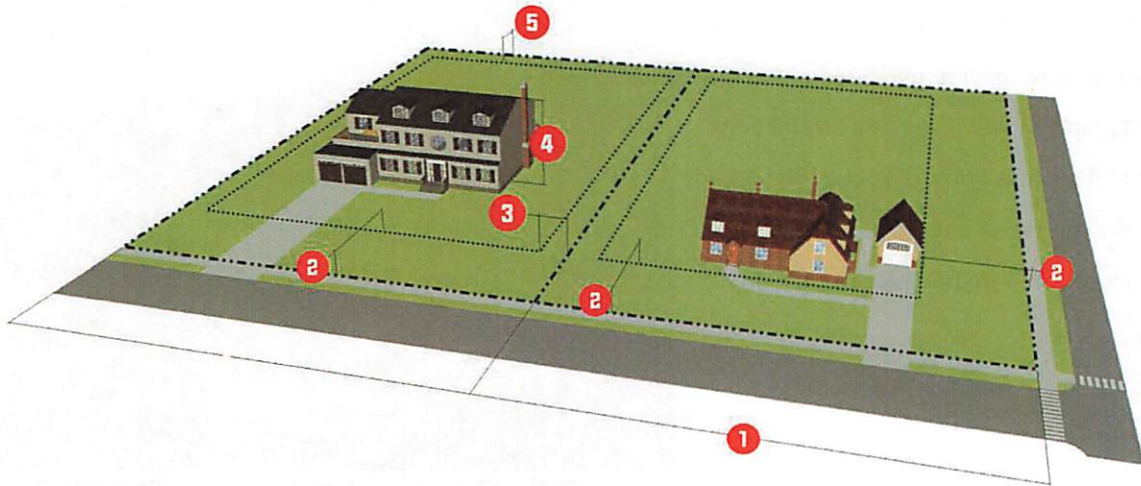
(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (sf.)	40,000
1 Lot Width, min. (ft.)	150
Lot Coverage, max. (% of site area)	25
Density, max. (du/acre)	1.1
2 Front Yard Setback, min. (ft.)	35
3 Side Yard Setback, min. (ft.)	10
5 Rear Yard Setback, min. (ft.)	15
4 Building Height, max. (ft.)	40

Notes: ft. = feet sf. = square feet du. = dwelling unit



(4) Reference to Other Standards

Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

Proposed Zoning District

Article 3: Zoning Districts

Sec. 17-3.2. Residential Base Zoning Districts

(e) RSF-1: Residential Single-Family - Large Lot District

(e) RSF-1: Residential Single-Family - Large Lot District

(1) Purpose

The purpose of the Residential Single-Family - Large Lot (RSF-1) District is to provide lands that accommodate primarily single-family detached dwellings at very low densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.



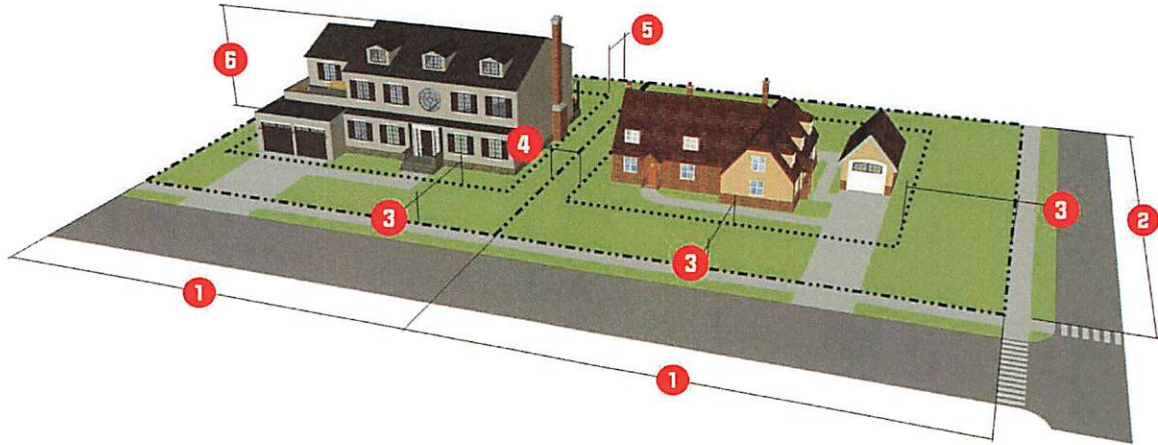
(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (sf.)	15,000
1 Lot Width, min. (ft.)	90
2 Lot Depth, min. (ft.)	70
Lot Coverage, max. (% of site area)	40
Density, max. (du/acre)	N/A
3 Front Yard Setback, min. (ft.)	25
4 Side Yard Setback, min. (ft.)	8
5 Rear Yard Setback, min. (ft.)	15
6 Building Height, max. (ft.)	40

Notes: ft. = feet sf. = square feet du. = dwelling unit



(4) Reference to Other Standards

Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
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