

ORIGINAL

ORDINANCE NO.: 2024-057

Amending the Official Zoning Map to modify the zoning for five acres bounded by Senate Street, Millwood Avenue, Heidt Street and Short Street, Richland County TMS #11410-19-01 (portion), TMS #11410-19-44, TMS #11410-19-49, TMS #11410-19-51, TMS #11410-19-56, TMS #11410-19-58 and TMS #11410-19-59

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for five acres bounded by Senate Street, Millwood Avenue, Heidt Street and Short Street, Richland County TMS #11410-19-01 (portion), TMS #11410-19-44, TMS #11410-19-49, TMS #11410-19-51, TMS #11410-19-56, TMS #11410-19-58 and TMS #11410-19-59; 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 19th day of November, 2024, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as five acres bounded by Senate Street, Millwood Avenue, Heidt Street and Short Street, Richland County TMS #11410-19-01 (portion), TMS #11410-19-44, TMS #11410-19-49, TMS #11410-19-51, TMS #11410-19-56, TMS #11410-19-58 and TMS #11410-19-59 and as shown in Attachment A, is hereby rezoned from Residential Single Family – Small Lot District (RSF-3), a portion in the Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP), Residential Mixed District (RM-1), a portion in the Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP), & Community Activity Center/Corridor (CAC) to Mixed-Use District (MU-1), a portion in the Old Shandon/Lower Waverly Historic Preservation Overlay District. 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:

Cherese B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

Introduced: 07/16/2024
Final Reading: 11/19/2024

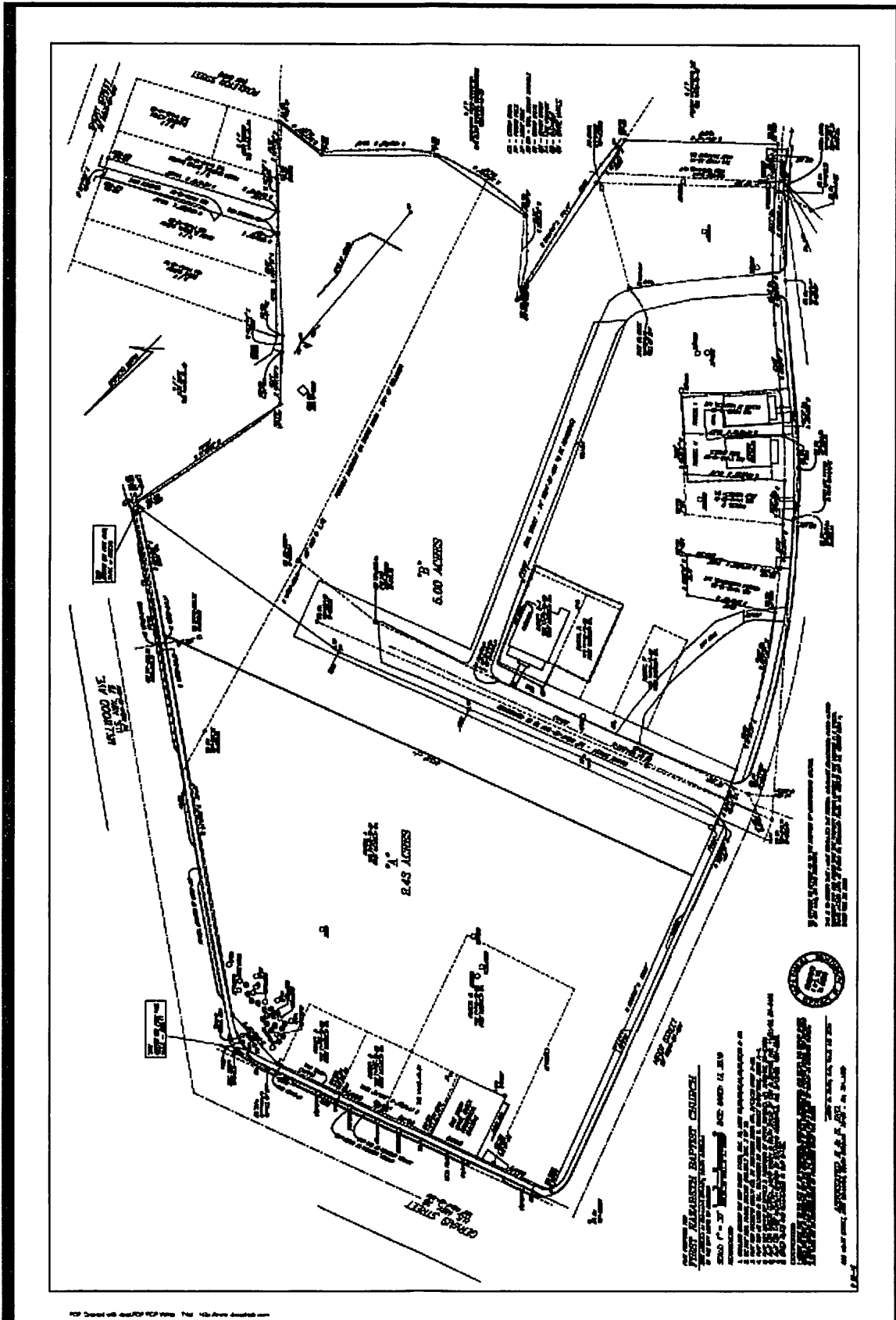
Mayor

[Signature]

ATTEST:

[Signature]
City Clerk

Attachment A





CITY COUNCIL

July 16, 2024 at 4:00 P.M.

Busby Street Community Center, 1735 Busby Street, Columbia, S.C., 29203

ZONING MAP AMENDMENT CASE SUMMARY

5 acres bounded by Senate Street, Millwood Avenue, Heidt Street, and Short Street, TMS# 11410-19-01 (portion), 11410-19-44, 11410-19-49, 11410-19-51, 11410-19-56, 11410-19-58, & 11410-19-59

Council District:	2
Proposal:	Request to rezone the property from Residential Single Family – Small Lot District (RSF-3), a portion in the Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP), Residential Mixed District (RM-1), a portion in the Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP), & Community Activity Center/Corridor (CAC), to Mixed-Use District (MU-1), a portion in the Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP).
Applicant:	Willie Williams
Staff Recommendation:	Approval
PC Recommendation:	06/13/2024; Approval, 5-0

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 5 acres

Current Use: Vacant

Proposed Use: Multi-family, townhomes, commercial

Future Land Use Classifications: Urban Core Community Activity Center (UCAC-2) and Urban Core Residential Small Lot (UCR-1)

Current Zoning: Residential Single Family – Small Lot District (RSF-3), a portion in the Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP), Residential Mixed District (RM-1), a portion in the Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP), & Community Activity Center/Corridor (CAC)

Proposed Zoning: Mixed-Use District (MU-1), a portion in the Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP)

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The subject property is designated as Urban Core Community Activity Center (UCAC-2) and Urban Core Residential Small Lot (UCR-1) in the *Columbia Compass: Envision 2036* Future Land Use Map

Refer to the attached land use classification descriptions.

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

The subject property is located within the study area of two plans adopted by the City of Columbia: *A Plan for the Redevelopment of East Central City* (2004) and the *Lower Waverly Catalyst Redevelopment Plan* (2006).

The subject property is located within the study area of [A Plan for the Redevelopment of East Central City](#) (2004), more specifically within Cluster One (Section 2, Page 4).

The Plan's site analysis map indicates the subject property is in an area for potential revitalization (Section 3A, Page 5), and the community analysis heralds the designation of Lower Waverly as a local historic district and notes the existence of large vacant parcels contiguous to one another along major traffic corridors which offer greater visibility and the opportunity to have a greater impact for redevelopment (Section 3A, Page 7). The plan identifies the revitalization opportunities within the cluster, noting that:

- “the key for the Waverly neighborhood will be the development of the Harden St, Gervais St, and Millwood Rd traffic corridors from traditional commercial corridors into a higher-density single-family uses” (Section 3A, Page 8); and
- The revitalization opportunities in the Lower Waverly Neighborhood “predominantly remain east of Heidt St”, and notes the importance of the site visibility of the intersection of Gervais St and Millwood Ave, indicating “this intersection provides a great place to establish a gateway to downtown Columbia.” The plan further notes that “the redevelopment of this corridor as either high-density residential or mixed-use, develops a strong neighborhood identity... Any redevelopment of this area within the Lower Waverly Neighborhood should encompass the entire limits of the corridor.” (Section 3A, Page 8)

The Plan suggests a land use of Mixed Use Development north of the Senate Street right-of-way, and Attached Single Family Residential (Medium Density) south of the Senate Street right-of-way for the subject property (Section 4A, Page 1). An Activity Node is identified at the intersection of Gervais and Millwood, which the plan notes would service the three surrounding residential communities (Lyon St, Lower Waverly, and Waverly). The plan further notes that this node “should be developed as a mixed-use destination point. Retail and small office elements would cater towards the needs of the community while including a higher density residential component. The residential units, such as apartments or condominiums, would provide additional housing opportunities for residents. In addition, the increased density will provide additional customers necessary to support the retail services.” (Section 4A, Page 4)

The plan further indicates that “Medium-density residential corridors should be developed along... Millwood Ave. A medium density residential corridor will buffer the existing single-family residential neighborhoods from the busy collector streets” (Section 4A, Page 5). The general recommendations of the land use plan for Cluster One related to development (Section 4A, Page 6) include:

- Preserve the traditional single-family “core” neighborhoods
- Create centralized neighborhood activity nodes
- Redefine the traditional commercial corridors within the community
- Preserve, enhance, and create public open space
- Encourage home ownership and rehabilitation
- Create a pedestrian friendly environment
- Create gateways to downtown Columbia
- Enhance community identification

The Master Plan recommends the use of design guidelines for new construction, including for single-family, multi-family, and non-residential development, as well as for streetscaping. These guidelines, which can be found in Section 4B, Pages 1-8, set forth a number of goals for development and redevelopment, including the consistency with the rhythm of the historic neighborhoods, the provision of open space which serves as a place for the community to gather, strong visual corridors for pedestrian circulation and a strong sense of entry, compatibility with the surrounding community, the orientation of new buildings to the street with direct pedestrian connections between buildings and an ample public sidewalk with street trees, the routing of utility lines along existing and proposed alley corridors, and the designation of a gateway intersection at Gervais and Millwood which “shall be distinguished

through the use of additional landscape or architectural features including monuments, paving patterns, and/or public gathering spaces.”

The Plan identifies the area bounded by Gervais, Millwood, Santee, and Heidt as a Tier One Catalyst, Catalyst 1-2 (Section 5, Page 4). The recommendations for this catalyst, named the “Heidt Street Corridor,” were made before the substantial loss of residential fabric along Senate, Deal, and Heidt Streets within the subject property. The proposed catalyst project, which is illustrated and discussed further in the included attachments, includes the provision of a mixed-use element at the intersection of Gervais and Millwood, medium density housing fronting along Millwood, and the redevelopment of single family homes along Heidt. The Plan notes that “by placing the front doors fronting Millwood Ave and providing rear access garages, the street corridor of Millwood Ave that was formerly unused or commercial or vacant lots, will have a presence and create ‘eyes on the street’. Second, these homes will help redefine the street corridor, while producing a physical edge or boundary to the Lower Waverly neighborhood, buffering the single-family homes from the traffic corridor. Third, this edge will give the Lower Waverly neighborhood an identity from Millwood Rd” (Section 5, Page 6). It emphasizes that “**all new site plans, architectural materials and designs should respect the existing fabric and style of the neighborhood**” (Section 5, Page 7, emphasis as included in the Plan document).

The [*Lower Waverly Catalyst Redevelopment Plan*](#) (2006) reiterates the recommendations of *A Plan for the Redevelopment of East Central City*, and sets forth three action steps: to increase the rate of owner-occupied units, to preserve the historic residential environment of the area, and to acquire parcels within the redevelopment area for rehabilitation and redevelopment (page 45).

ZONING

The subject property is currently zoned Residential Single Family – Small Lot District (RSF-3), a portion in the Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP), Residential Mixed District (RM-1), a portion in the Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP), & Community Activity Center/Corridor (CAC). The abutting parcels within the City of Columbia are zoned RSF-3, RD, and RM-1.

The proposed City of Columbia Zoning is Mixed-Use District (MU-1), a portion in the Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP).

Refer to the attached zoning district descriptions for more information on the existing and proposed City of Columbia zoning.

Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP)

The purpose of the Historic Preservation Overlay (OV-HP) District is to encourage new development and redevelopment that is consistent with the character of original or historic development in the historic districts and sites. District standards and guidelines are intended to prevent destruction of historic structures and ensure new uses, building design, and site features are compatible with the character of historic districts and sites.

STAFF RECOMMENDATION

Staff finds that the proposed zoning is consistent with the future land use classifications in the *Columbia Compass* comprehensive plan. The purpose of the Mixed-Use (MU-1) District is to provide lands that accommodate low density, walkable, mixed-use development in a gridded street pattern with varied lot sizes. Allowed uses include single family, two-family, townhouse, and multi-family dwellings, as well as neighborhood-serving, small-scale mixed-use retail, office, and personal services. Staff acknowledges that the proximity to major corridors such as Gervais and Millwood may make strictly single-family development of the subject parcels unfeasible, and believes that a mixed-use district would be an appropriate buffer between the more intense CAC district and the historic Waverly neighborhood.

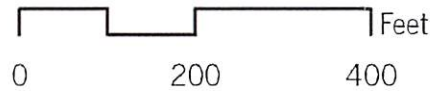


Future Land Use

5 acres on Heidt Street, TMS# 11410-19-01, -44, -49, -51, -56, -58, and -59
 Future Land Use: Urban Core Community Activity Center (UCAC-2)
 and Urban Core Residential Small Lot (UCR-1)

Legend

- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- 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
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community 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
- S/A - Sports/Amusement
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands
- Parcels
- City Limits

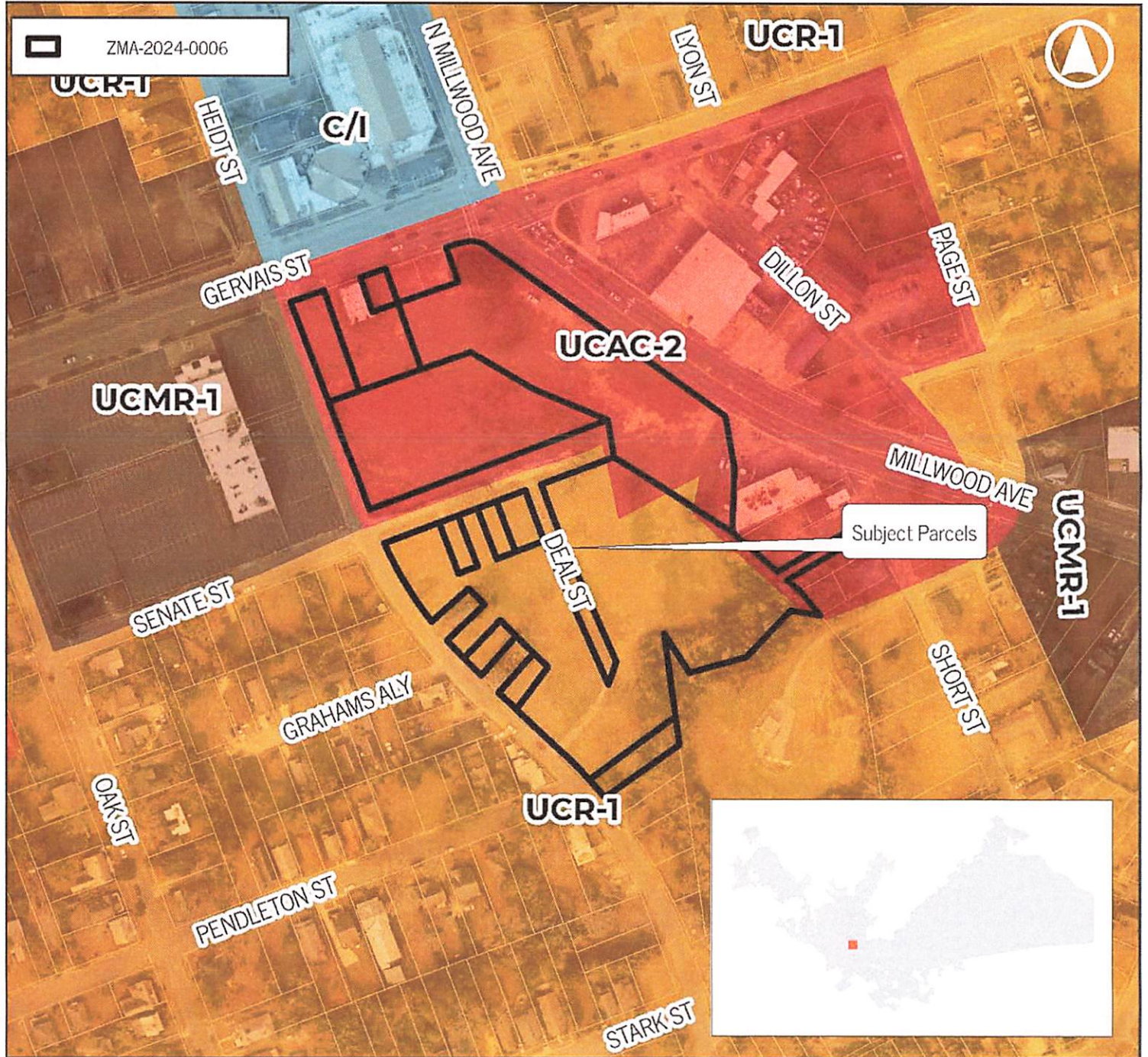


Planning & Development Services Department

Created by: swudson Date: 5/21/2024



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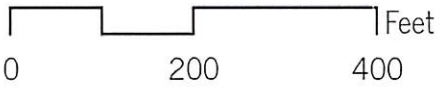
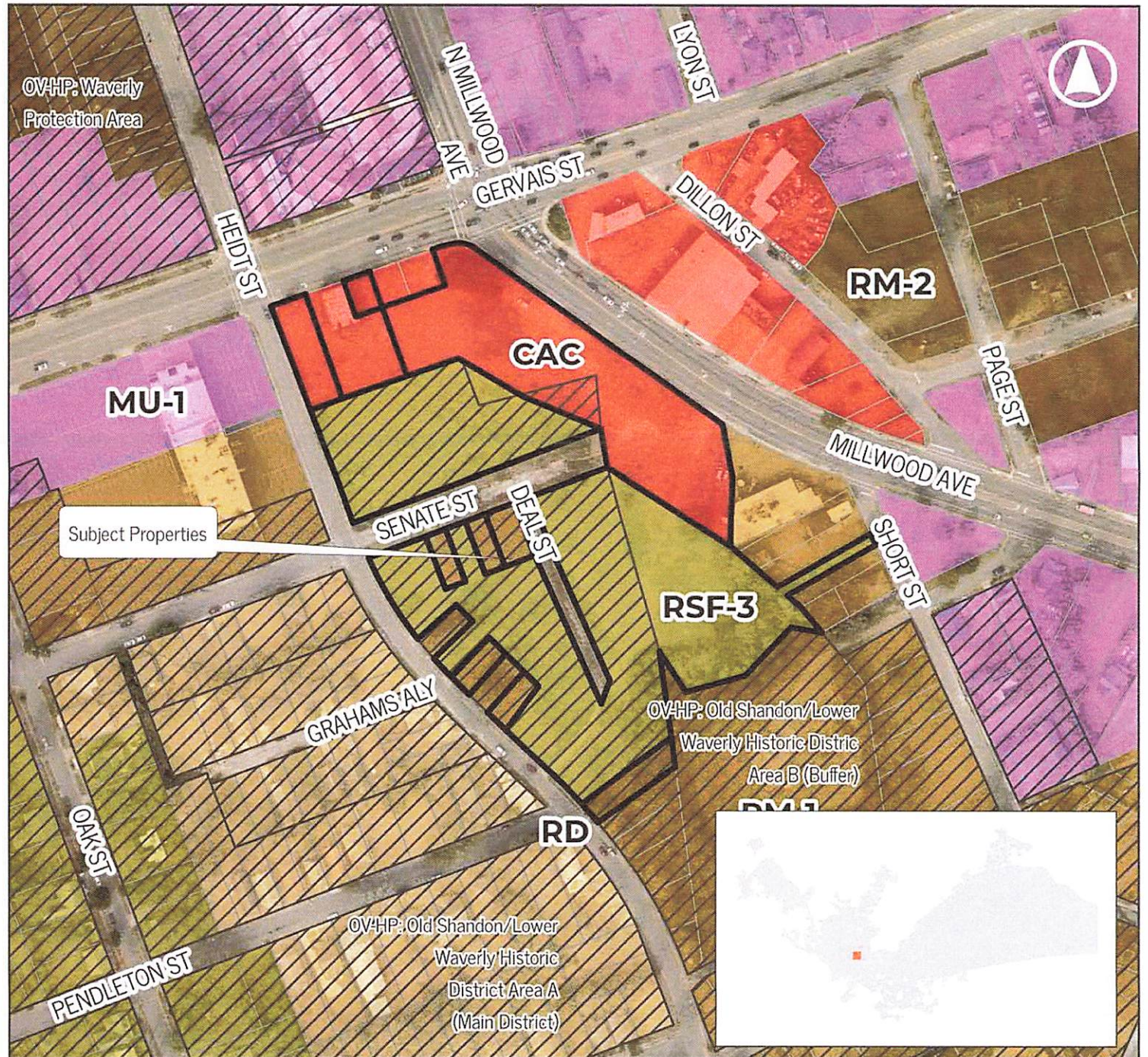


Zoning

5 acres on Heidt Street, TMS# 11410-19-01, -44, -49, -51, -56, -58, and -59
 Current Zoning: Community Activity Center/Corridor (CAC), Residential Single Family - Small Lot District (RSF-3), Residential Mixed (RM-1)
 Proposed Zoning: Mixed Use (MU-1)

Legend

- CAC: Community Activity Center/Corridor
- MU-1: Mixed-Use
- RSF-3: Residential Single Family - Small Lot District
- RM-2: Residential Mixed
- RM-1: Residential Mixed
- RD: Residential Two-Family District
- OV-HP: Historic Preservation Overlay Districts
- Parcels
- City Limits



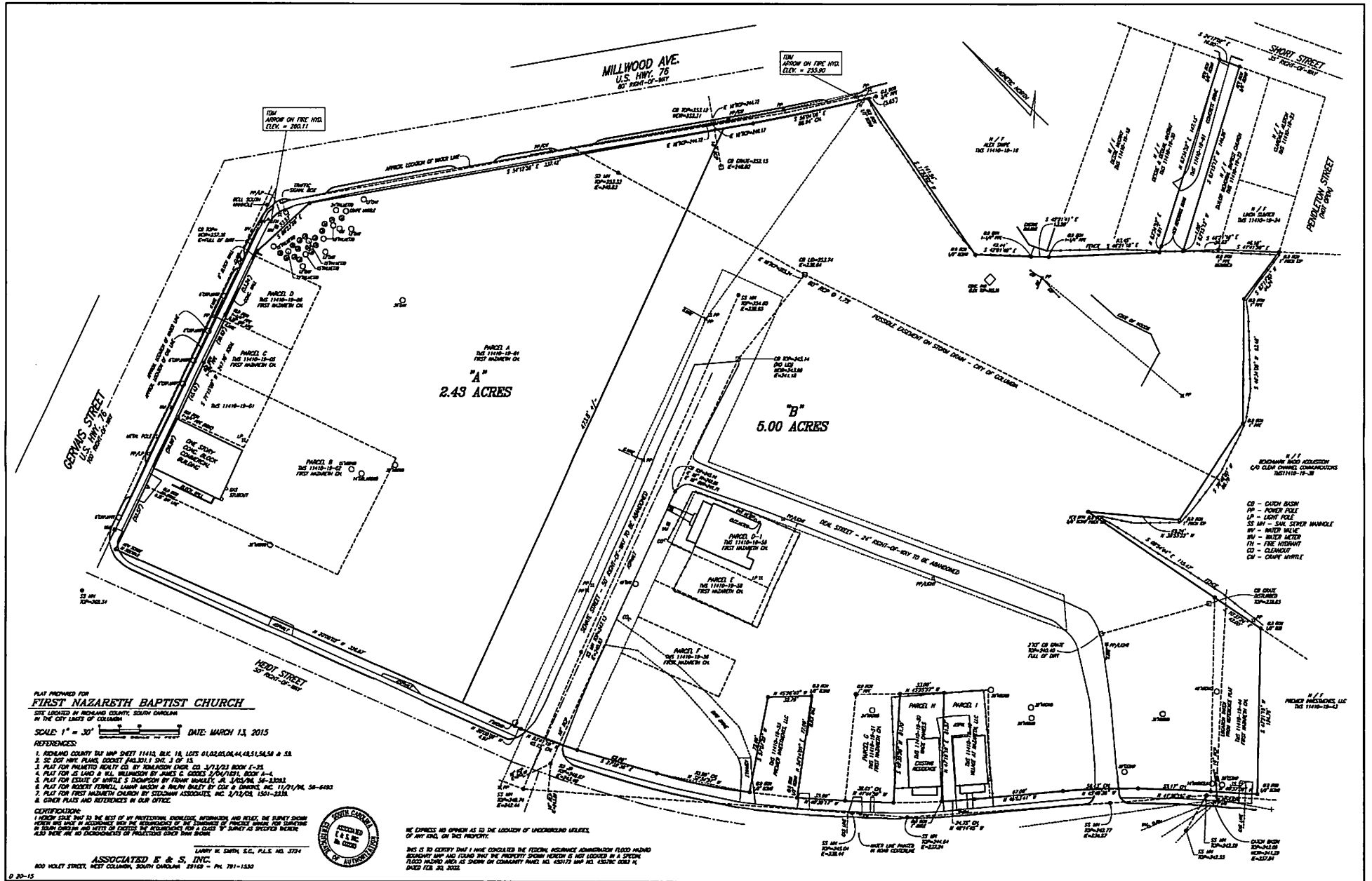
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Proposed Zoning Boundary



PLAT PREPARED FOR
FIRST NAZARETH BAPTIST CHURCH

SITE LOCATED IN RICHMOND COUNTY, SOUTH CAROLINA
 IN THE CITY LIMITS OF COLUMBIA

SCALE: 1" = 30' DATE: MARCH 13, 2015

- REFERENCES:
1. RICHMOND COUNTY MAP SHEET 11410, BLK. 18, LOTS 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 2. DEED FOR PARCELS 1 & 2, CITY OF COLUMBIA, CHURCH, CO. 3/7/12, BOOK E-25.
 3. PLAT FOR 1/2 ACRES OF LAND, WILLIAMSON BY JAMES E. COOPER 3/20/1921, BOOK 1-4.
 4. PLAT FOR 1/2 ACRES OF LAND, WILLIAMSON BY JAMES E. COOPER 3/20/1921, BOOK 1-4.
 5. PLAT FOR 1/2 ACRES OF LAND, WILLIAMSON BY JAMES E. COOPER 3/20/1921, BOOK 1-4.
 6. PLAT FOR 1/2 ACRES OF LAND, WILLIAMSON BY JAMES E. COOPER 3/20/1921, BOOK 1-4.
 7. PLAT FOR 1/2 ACRES OF LAND, WILLIAMSON BY JAMES E. COOPER 3/20/1921, BOOK 1-4.
 8. CONVEYANCE AND REFERENCES IN OUR OFFICE.

CERTIFICATION:
 I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN
 HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATUTES OF RICHMOND COUNTY, SOUTH CAROLINA,
 IN THE CITY LIMITS OF COLUMBIA AND THAT THE SURVEY IS CORRECT AND ACCURATE AND THAT THE SURVEY IS SPECIFICALLY
 MADE FOR THE PURPOSES OF THE PROCEEDINGS HEREIN SHOWN.



WE EXPRESS NO OPINION AS TO THE LOCATION OF UNDERGROUND UTILITIES
 OF ANY KIND, ON THIS PROPERTY.
 THIS IS TO CERTIFY THAT I HAVE CONDUCTED THE FEDERAL INDEMNITY ADMINISTRATION FLOOD HAZARD
 RESEARCH MAP AND CLAIMS THAT THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A SPECIAL
 FLOOD HAZARD AREA AS SHOWN ON COMMERCE MAP NO. 425173 MAP NO. 425173C DATED 14
 JANUARY 2012, 2012.

LARRY W. SMITH, S.C., P.L.S. NO. 3724
ASSOCIATED E & S, INC.
 800 VOLLEY STREET, WEST COLUMBIA, SOUTH CAROLINA 29169 - PH. 791-1530

Future Land Use Classifications

Development Types

URBAN CORE COMMUNITY ACTIVITY CENTER (UCAC-2)

Urban Core Community Activity Centers are medium scale collections of primarily business uses, developed within the urban grid of Columbia's neighborhoods. They are destination locations that serve an area of about a three-mile to five-mile radius or drive distance. These centers often occupy several city blocks (within a neighborhood) and include several dozen businesses and multi-family or mixed-use buildings. The destination nature of these centers means significant demand for transit facilities and parking. Their scale and architecture are larger than most of the surrounding single-family homes. They may be found as nodes in Urban Core Mixed Residential neighborhoods, or in lower intensity within Urban Core Residential neighborhoods.



UCAC-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

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

SECONDARY TYPES

- Multi-family Small & Medium

TERTIARY TYPES

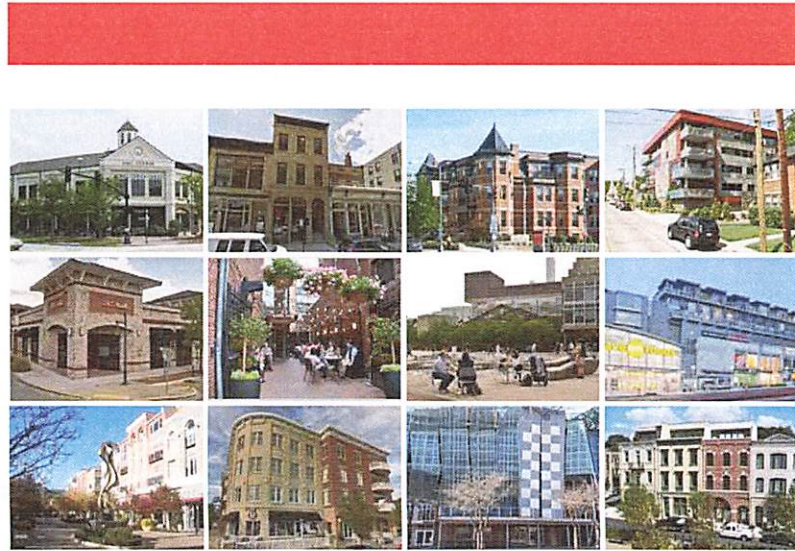
- Single-family Attached
- Civic/Institutional Small to Large
- Business/Employment Large (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

UCAC-2 DEVELOPMENT PATTERN/CONTEXT

- Blocks are square or rectangular, and the uses in the activity center typically occupy only a quarter or half of the block. Alleyways are not common but can be used in redevelopment or infill to provide access to rear parking lots.
- The subdivision of lots is regular within a block with small, equally sized parcels typically meeting mid-block. Multiple smaller lots are consolidated to accommodate larger buildings in an activity center. Deeper lots are typically found along major roads.
- Buildings are typically set to the sidewalk edge or may have a small lawn when a converted residential structure is used. Entrances should be located on the main façade. Front yard setbacks are typically consistent along a block.
- Individual buildings may be attached or built close to each other to establish a continuous street frontage. Individual lots may have only one narrow side yard and a zero lot line setback from front or side property lines.
- Building types may be mixed on a block, but setbacks are typically consistent and the scale of adjacent buildings is similar.
- Structures may just utilize on-street parking or may have small parking areas behind the building; activity center parking may be shared in small lots, and in some cases structured parking may be required in Community Activity Centers. Multimodal transit should also be factored into the design of activity centers.
- Open spaces in the form of neighborhood parks, plazas, linear parks, and greens are also contributing uses in an activity center. Pedestrian-oriented streetscape elements such as benches,



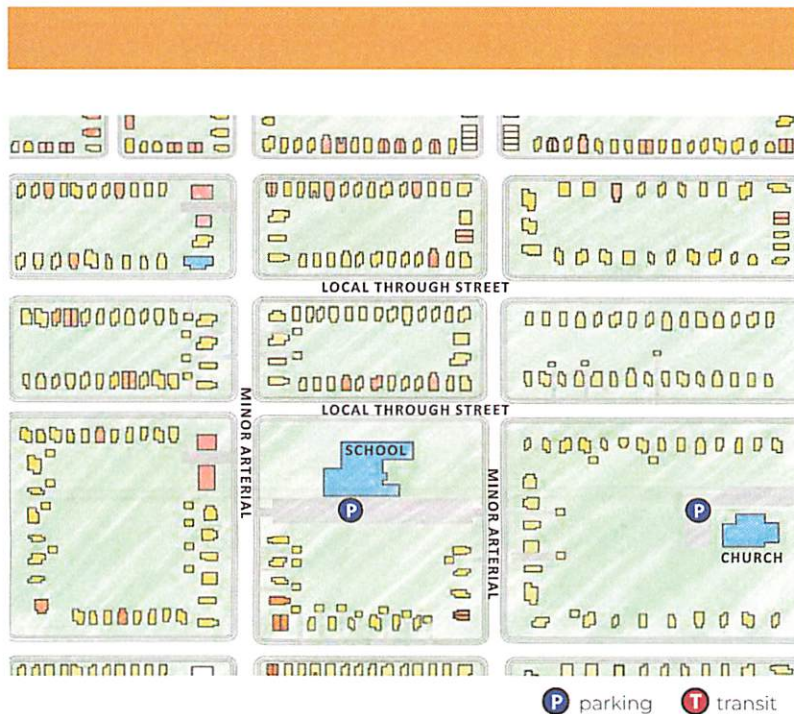
street trees, landscaping, and outdoor dining areas are typical.

- Architectural detailing is human scale but may include grander elements than found in Neighborhood Activity Centers. The majority of buildings are two to four stories; taller structures are strategically located where increased density and intensity are appropriate.

Development Types

URBAN CORE RESIDENTIAL SMALL LOT (UCR-1)

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 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.



UCR-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

SECONDARY TYPES

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

TERTIARY TYPES

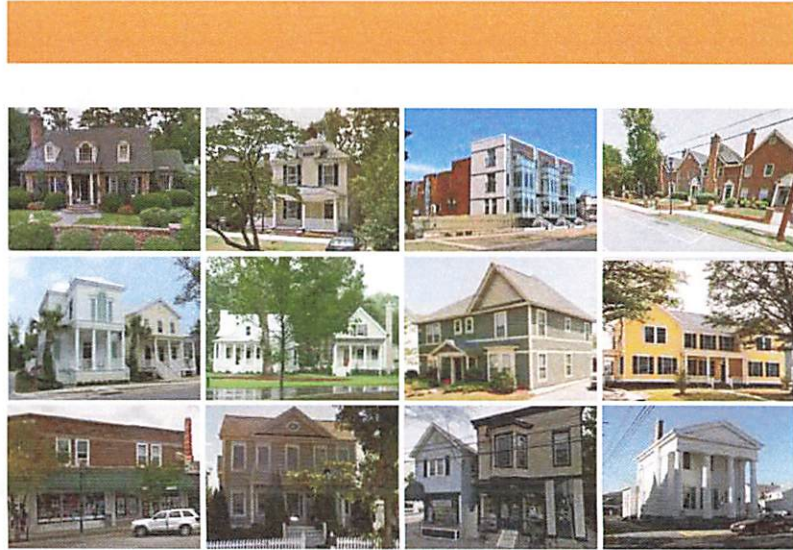
- Multi-family Small
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Development Types

UCR-1 DEVELOPMENT PATTERN/CONTEXT

- Streets and rights-of-way are wide and typically straight; they include sidewalks and tree lawns, preferably lining both sides of the street. Local streets may be narrower than the principal and minor arterial roads.
- Transit may be found along principal and minor arterials or in adjacent activity corridors or centers.
- Blocks are square or rectangular and are commonly smaller than the blocks in the urban center. Alleyways are not common but can be used in redevelopment or infill to increase accessibility.
- The subdivision of blocks is regular and results in equally sized lots that average less than 8,700 square feet. Multiple smaller lots are consolidated to accommodate larger buildings like schools. Deeper lots may be found along major roads.
- Buildings are set back from the street by small to medium front yards with front doors or entrances located on the main façade. Front yard setbacks are typically consistent along a block. Exceptions are for larger buildings like schools that occupy the majority of a block.
- Individual lots may have only one narrow side yard and have a zero lot line setback from front or side property lines, however buildings set in the center of the lot are also common.
- Housing is primarily single family residential, and most buildings are of a similar size, height, and style within a block. Building sizes vary, but most are one to two stories in height with less than 2,000 square feet of livable space per unit.
- Some lots have dedicated parking areas - in driveways, or detached garages located in the interior of the block. On-street parking is also common.



- Open spaces for community gardens or informal passive neighborhood and community scale parks are important open space elements in a more densely developed neighborhood.
- Architecture is vernacular and detailing is human scale with frequent windows, front entrances, porches, stoops, and/or balconies. Neighborhoods display era-specific architectural styles which should be used as a reference for scale and massing for any infill buildings.

Area Plan Recommendations

Catalyst 1-2 (Heidt Street Corridor)

Existing Conditions

The Heidt St corridor catalyst is +/- 19 acres in the Lower Waverly Neighborhood of Cluster One. The site is bordered by Heidt St to the west, Millwood Ave to the east, Gervais St to the north and Greene St to the south. **This area is predominately vacant property or single-family residential homes in blighted condition (zoned R-1) with some commercially zoned land and operating businesses (zoned C-3) fronting Millwood Ave.** The site slopes downward from Gervais St south along Heidt St towards Martin Luther King Park. The catalyst site is dominated by two large parcels of vacant land, which combined, account for +/- 7.5 acres of the catalyst area. The neighborhood has stated, and police reports indicate, that this vacant area is known to be a high crime zone.

Catalysts



The Plan

The Heidt St catalyst is a unique opportunity to make a great impact for the Lower Waverly neighborhood and to create a significant gateway entering downtown Columbia. The Millwood Ave/Gervais St commuter traffic route brings +/- 27,000 cars a day to and from downtown Columbia.

The proposed uses for this catalyst include a mixed-use element at the intersection of Gervais St and Millwood Ave, medium density housing fronting Millwood Ave and the redevelopment of single-family homes along Heidt St and the crossing streets of Pendleton, Stark, and Greene. The mixed-use element of the catalyst would cater to small office or retail opportunities on the ground floor with a separate building dedicated for a restaurant. The second and third floors would contain residential apartments, which would provide a different housing option for the neighborhood. These apartments would contain a percentage of subsidized units (20% maximum) while the majority would be provided at market rate. The mixed-use could also incorporate a senior living element.

Medium density homes would be located along Millwood Ave and face the street. These homes will serve three vital roles in the development of the catalyst. First, by placing the front doors fronting Millwood Ave and providing rear access garages, the street corridor of Millwood Ave that was formerly unused commercial or vacant lots, will have a presence and create "eyes on the street." Second, these homes will help redefine the street corridor, while producing a physical edge or boundary to the Lower Waverly neighborhood, buffering the single-family homes from the traffic corridor. Third, this edge will give the Lower Waverly neighborhood an identity from Millwood Rd. In addition the density created by these homes will benefit the retail elements of the mixed-use project.

The proposed single-family homes are consistent with the existing single-family fabric that is already in place within the neighborhood. These new homes will provide a buffer between the existing community and the new higher density products along Millwood Rd and Gervais St, as well as provide additional residents needed to support the mixed-use development. Within this detached single-family area, duplexes would be placed on various corner lots to further offer various housing options.



Design Elements

The Lower Waverly neighborhood has been designated a Level 3 Historic Preservation district by the City of Columbia. **All new site plans, architectural materials and designs should respect the existing fabric and style of the neighborhood.** By incorporating the Lower Waverly “style” into new construction, a stronger visual connection can be made between existing structures and the redeveloped areas.

The mixed-use portion of the catalyst would emphasize pedestrian elements to re-energize and redefine the street corridor. Front entrances and windows should face the intersection of Gervais St and Millwood Ave to create a street presence and visual interest in the project. This intersection is the best location for a neighborhood monument and/or gateway feature to define the community. The monument should be visually significant to express the character of the Lower Waverly neighborhood and the location’s significance as a gateway to downtown Columbia.

The medium density homes along Millwood Ave would be developed with rear-access garages with a common, secured access point. Eliminating curb cuts along Millwood Ave will enhance traffic safety within the corridor and create a stronger visual element for the new homes. The proposed lower density single-family homes will have architectural styles and lot placement consistent with the existing homes within the Lower Waverly community.

An important element in the Heidt St corridor catalyst is redefining the Gervais St/Millwood Ave traffic experience. Both Millwood Ave and Gervais St offer on-street parking, which are underutilized due to traffic speeds and volumes creating a situation that is unsafe. By eliminating some of these spaces near the intersection of Gervais St and Millwood Ave and introducing a strong streetscape corridor, including a planted center lane similar to that of Gervais St in the Vista, it will help redefine the Gervais St and Millwood Ave intersection as a gateway to the downtown Columbia. In addition, these new streetscape elements, such as wide sidewalks, street trees and street furniture, will help visually separate the traffic of Millwood Ave from the proposed medium density homes.



Existing



Proposed

Catalyst 1-2 (Heidt St Corridor)	
Item	Cost
Land Acquisition	\$ 3,995,500
Street Improvement (Demolition, Infrastructure, Hardscape, Landscape)	\$ 2,696,700
Site Development (Demolition, Infrastructure, Hardscape, Landscape)	\$ 2,304,600
Building Construction	\$ 24,600,000
Architectural Fees	\$ 1,212,000
Engineering Fees (10%)	\$ 500,130
Consultant Fees-Surveying, Environmental, Development (15%)	\$ 750,195
Contingency (20%)	\$ 5,920,260
Catalyst Total	\$ 41,979,385

These estimates of quantities, design fees and probable construction costs are for planning purposes only. FAJ/JJG does not guarantee that proposals, bids or construction costs will not vary from our cost estimates

Current Zoning Districts



CAC: Community Activity Center/Corridor District

Purpose

The purpose of the Community Activity Center/Corridor (CAC) District is to provide lands that accommodate moderate-density, walkable, and medium-scale mixed-use development, and commercial development that serves multiple neighborhoods. Some auto-oriented uses are allowed, but the design and location of those uses must be compatible with and support pedestrian-oriented development. Allowed uses include live/work and multi-family dwellings, mixed-use, offices, recreation/entertainment, cultural facilities, restaurants, and drinking establishments. *No minimum parking.

Intensity and Dimensional Standards

Standard	Multi-family and Mixed-Use	All Other Uses
Lot Area, min. (sf.)	10,000	5,000
1 Lot Width, min. (ft.)	75	50
Lot Coverage, max. (% of site area)	N/A	
Density, max. (du/acre)	N/A	
2 Front Yard Setback, (ft.)	Min.	5 [1]
	Max.	15 [1]
3 Side Yard Setback, min. (ft.)	0 to 5	
4 Rear Yard Setback, min. (ft.)	20	
5 Building Height, max. (ft.)	75	

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

[1] In lieu of this standard, the Zoning Administrator may approve a front yard setback that is within 90 percent and 110 percent of the average front yard setback for properties on the same block face, if more than 50 percent of the lots on the block face have buildings.

Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. ¹ Conditional Use ² Special Exception

PRINCIPAL USES PERMITTED

Dwelling, live-work ¹	Broadcasting studio	Public safety facility
Dwelling, mixed-use	Newspaper or periodical publishing establishment	Social services facility
Dwelling, multifamily	Community recreation center	College or university
Continuing care retirement community (CCRC) ¹	Cultural facility	Elementary, middle, or high school
Dormitory, public	Day care facility ¹	School, business or trade
Fraternity or sorority house ²	Government office	Hospital
Residential care facility ²	Library	Laboratory, medical or dental
Rooming house or boardinghouse ²	Membership organization facility	Medical or dental clinic/office
	Place of worship ¹	Nursing care facility
		Arboretum or botanical garden

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CAC: COMMUNITY ACTIVITY CENTER/CORRIDOR

Cemetery	Performing arts center
Park or greenway ¹	Recreation facility, indoor, not elsewhere listed
Park and ride	Recreation facility, outdoor, not elsewhere listed
Parking lot ¹	Recreation facility, outdoor, not elsewhere listed
Parking structure ¹	Consumer goods store
Passenger terminal, surface transportation	Convenience store ²
Utility facility, major ²	Farmers' market
Utility facility, minor	Grocery store or food market
Kennel ¹	Liquor store ²
Veterinary hospital or clinic ¹	Pawn shop ²
Self-service storage ¹	Gasoline sales and service station ¹
Eating establishment only ¹	Personal vehicle repair and maintenance ¹
Eating and drinking establishment, Type 1 ¹	Vehicle equipment supplies sales and rentals
Eating and drinking establishment, Type 2 ²	Hotel or motel
Funeral home or mortuary	Community garden ¹
Business/Professional office	Manufacturing, assembly, or fabrication, light
Contractor's office	
Bank, retail	
Beauty salon or barbershop	
Body piercing or tattoo establishment ¹	
Dry cleaning pick-up ¹	
Laundry, coin-operated	
Nail salon	
Repair of personal goods	
Car wash	
Banquet hall	

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RM-1: Residential Mixed District

Purpose

The purpose of the Residential Mixed (RM-1) District is to provide lands that accommodate a walkable, moderate-density mix of residential development that allows single-family, two-family, townhouse, and multi-family dwellings.

Intensity and Dimensional Standards

Standard	Townhouse	All Other Uses
Lot Area, min. (sf.)	8,000[1]/1,500[2]	5,000
Lot Width, min. (ft.)	75[1]/18[2]	50
Lot Depth, min. (ft.)	70	70
Lot Coverage, max. (% of site area)	50	50
Density, max. (du/acre)	N/A	8.7
Front Yard Setback, min. (ft.)	15	15
Side Yard Setback, min. (ft.)	[3]	5
Rear Yard Setback, min. (ft.)	10	10
Building Height, max. (ft.)	40	40

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

[1] Applies to the development lot as a whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.

Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. ¹ Conditional Use ² Special Exception

PRINCIPAL USES PERMITTED	Library	Grocery store or food market ²
Cottage neighborhood development	Place of worship ²	Community garden ¹
Dwelling, live-work ¹	Public safety facility	Crop production and processing ²
Dwelling, multifamily	Elementary, middle, or high school ²	
Dwelling, single-family detached	Arboretum or botanical garden ²	
Dwelling, townhouse	Cemetery ²	
Dwelling, two-family	Park or greenway ¹	
Community recreation center	Utility facility, major ²	
Cultural facility ²	Utility facility, minor	
Day care facility ¹	Dry cleaning pick-up ¹	

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RSF-3: Residential Single Family – Small Lot District

Purpose

The purpose of the Residential Single-Family - Small Lot (RSF-3) District is to provide lands that accommodate primarily single-family detached dwellings at moderate 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.

Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (sf.)	5,000
Lot Width, min. (ft.)	50
Lot Depth, min. (ft.)	70
Lot Coverage, max. (% of site area)	40
Density, max. (du/acre)	N/A
Front Yard Setback, min. (ft.)	15
Side Yard Setback, min. (ft.)	5
Rear Yard Setback, min. (ft.)	10
Building Height, max. (ft.)	40

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

Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. ¹ Conditional Use ² Special Exception

PRINCIPAL USES PERMITTED

	Arboretum or botanical garden ²
Cottage Neighborhood Development	Cemetery ²
Dwelling, single-family detached	Park or greenway ¹
Community recreation center	Utility facility, major ²
Cultural facility ²	Utility facility, minor
Day care facility ²	Community garden ¹
Library	Crop production and processing ²
Place of worship ²	
Public safety facility	
Elementary, middle, or high school ²	

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Proposed Zoning District



MU-1: Mixed-Use District

Purpose

The purpose of the Mixed-Use (MU-1) District is to provide lands that accommodate low-density, walkable, mixed-use development in a gridded street pattern with varied lot sizes.

Allowed uses include single-family, two-family, townhouse, and multi-family dwellings, as well as neighborhood-serving, small-scale mixed-use retail, office, personal services, and institutional development. *No minimum parking.

Intensity and Dimensional Standards

Standard	Townhouse	Single-Family and Two-Family	Multi-Family and Mixed Use	All Other Uses
Lot Area, min. (sf.)	8,000[1]/1,500[2]	5,000	10,000	5,000
Lot Width, min. (ft.)	75[1]/18[2]	50	75	50
Lot Depth, min. (ft.)			[3]	
Lot Coverage, max. (% of site area)	50		N/A	
Density, max. (du/acre)			N/A	
Front Yard Setback. (ft.)	Min.	15	0	
	Max.		20	
Side Yard Setback, min. (ft.)	[4]		5	
Rear Yard Setback, min. (ft.)			10	
Building Height, max. (ft.)			40	

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

[1] Applies to the development lot as whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] Lot depth for residential uses shall be a minimum of 60 feet.

[4] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.

Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. ¹ Conditional Use ² Special Exception

PRINCIPAL USES PERMITTED	Dwelling, two-family	Government office
Cottage neighborhood development	Continuing care retirement community (CCRC) ²	Library
Dwelling, live-work ¹	Fraternity or sorority house ²	Place of worship ¹
Dwelling, mixed-use	Residential care facility ²	Public safety facility
Dwelling, multifamily	Community recreation center	Social services facility
Dwelling, single-family detached	Cultural facility ²	Elementary, middle, or high school ²
Dwelling, townhouse	Day care facility ¹	Medical or dental clinic/office

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MU-1: MIXED-USE

Nursing care facility

Arboretum or botanical garden²

Cemetery²

Park or greenway¹

Parking lot¹

Utility facility, major²

Utility facility, minor

Eating establishment only¹

Eating and drinking establishment,
Type 1¹

Eating and drinking establishment,
Type 2²

Business/Professional office

Beauty salon or barbershop

Dry cleaning pick-up¹

Laundry, coin-operated

Nail salon

Recreation facility, outdoor, not
elsewhere listed

Consumer goods store

Farmers' market

Grocery store or food market

Bed and breakfast¹

Community garden¹

Crop production and processing

Manufacturing, assembly, or
fabrication, light

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