

ORDINANCE NO.: 2019-067

Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 11.58 acres W/S Ferguson Street (p); Richland County TMS# 11204-02-06(p)

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

WHEREAS, City Council approved Ordinance No.: 2008-085 on October 1, 2008 adopting the City of Columbia Comprehensive Plan 2018 in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); and,

WHEREAS, City Council approved Ordinance No.: 2015-014 on February 17, 2015 amending the City of Columbia Comprehensive Plan 2018 deleting the "Existing and Future Land Use Components of the Physical Area Development Element of The Columbia Plan: 2018" and replaced it with "Plan Columbia Land Use Plan Putting the Pieces In Place", along with all the maps and policies contained therein; and,

WHEREAS, 11.58 acres W/S Ferguson Street; Richland County TMS# 11204-02-06, was included within Plan Columbia Land Use Plan: Putting the Pieces in Place adopted by City Council on February 17, 2015, and a portion of the property was assigned the designated future land use classification of Urban Core Mixed Residential –Type 3 (UCMR-3), while the future land use classification of Urban Core Neighborhood Activity Center (UCAC-1) is more appropriate, and the Future Land Use Map shall be amended accordingly; and,

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

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this 1<sup>st</sup> day of October, 2019, that the designated land use for 11.58 acres W/S Ferguson Street (p), Richland County TMS# 11204-02-06(p), was identified as Urban Core Community Activity Center (UCAC-2) in Plan Columbia Land Use Plan: Putting the Pieces in Place adopted by Ordinance No.: 2015-014 on February 17, 2015. This property is apportioned to City Council District 2, Census Tract 28, contains 11.58 +/- acres, and the land use classification shall be amended from Urban Core Mixed Residential – Type 3 (UCAC-3) to Urban Core Neighborhood Activity Center (UCAC-1).

Requested by:


Assistant City Manager Gentry \_\_\_\_\_

  
Mayor

Approved by:

  
City Manager

Approved as to form:

  
City Attorney

ATTEST:   
City Clerk

Introduced: 9/17/2019

Final Reading: 10/1/2019

ORIGINAL  
STAMPED IN RED



## CITY COUNCIL

September 17, 2019 at 6:00pm

City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

### COMPREHENSIVE PLAN – FUTURE LAND USE MAP AMENDMENT CASE SUMMARY

#### 11.58 acres W/S Ferguson Street (p), TMS #11204-02-06(p)

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City Council District:	2
Proposal:	Request to amend Chapter 8.3 of <i>The Columbia Plan 2018 – Future Land Use Map</i> to modify the land use classification on a portion of the property from Urban Core Mixed Residential Type 3 (UCMR-3) to Urban Core Neighborhood Activity Center (UCAC-1).
Applicant:	Andrew Weddle, WREI – Weddle RE Investments
Staff Recommendation:	Approval
PC Recommendation:	08/05/2019; Approval 5-0
Public Hearing, 1 <sup>st</sup> Reading:	09/17/2019; Pending
2 <sup>nd</sup> Reading:	10/01/2019; Pending

#### CURRENT PARCEL CHARACTERISTICS/CONDITIONS

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**Acreage:** 11.58 +/- acres

**Current Use:** Vacant (Capital City baseball stadium and parking lots)

**Proposed Use:** Mixed use development

**Current Land Use Classifications:** Community Activity Corridor (AC-2), Urban Core Neighborhood Activity Center (UCAC-1), and Urban Core Mixed Residential Type 3 (UCMR-3).

**Proposed Land Use Classifications:** Modification of Urban Core Mixed Residential (UCMR-3) area to Urban Core Neighborhood Activity Center (UCAC-1)

**Current Zoning:** Light Industrial District (M-1), -Flood Protective Area (-FP)

**Proposed Zoning:** Mixed Use District (MX-1), -Flood Protective Area (-FP)

#### PLANS, POLICIES, AND LAND USE

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##### *The Columbia Plan 2018: Comprehensive Plan Land Use Classification*

The subject property is currently designated Urban Core Mixed Residential Type 3 (UCMR-3) in The Columbia Plan 2018 Future Land Use Map.

Urban Core Mixed Residential neighborhoods are appropriate in the central city, inner ring areas, and a couple blocks off of major corridors throughout Columbia. This development type may represent existing and historic neighborhoods, and is a development form appropriate for small to medium scale redevelopment or infill sites. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential neighborhoods, but scale is always important. Urban Core Mixed Residential neighborhoods have smaller-scale residential

buildings, with single-family homes being a dominant use, as well as appropriately scaled mixed-use and neighborhood service amenities. The development of appropriately scaled commercial uses should be limited to neighborhood corridors. Urban Core Mixed Residential neighborhoods usually decrease in intensity as development moves further from main arterials and activity centers.

Staff recommends that the subject property be designated Urban Core Neighborhood Activity Center (UCAC-1) in The Columbia Plan 2018 Future Land Use Map.

Urban Core Neighborhood Activity Centers are small collections of primarily business uses, developed within the urban grid of Columbia's neighborhoods. These centers occur along major roadways through neighborhoods and provide services and retail to a market within the immediate neighborhood, or within a quarter-mile to one-mile radius, but may capture traffic moving through the neighborhood on the way to other destinations. These centers typically occupy only parts of a city block, and consist of just a few storefronts and 2-3 mixed-use buildings, and have limited on-site parking. Their scale and architecture are similar to the surrounding neighborhood. They may be found as nodes in Urban Core Mixed Residential neighborhoods, or in lower intensity within Urban Core Residential neighborhoods. They do not display a significantly different subdivision pattern from the surrounding neighborhood.

**Urban Core Mixed Residential Type 3  
(UCMR-3)**

*Primary Types*

- Single-family Detached
- Single-family Attached
- Two-family

*Secondary Types*

- Three-family
- Multi-family Small

*Tertiary Types*

- Multi-family Medium
- Small Format Business/Employment
- Small Format Civic/Institutional
- Small Format Commercial

**Urban Core Neighborhood Activity Center  
(UCAC-1):**

*Primary Types:*

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

*Secondary Types:*

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

*Tertiary Types*

- Cemeteries & Mausoleums
- Parking Structures & Lots

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

The subject property is located within the study area the [Capital City Mill District Area & Corridor Plan](#) (2017), which was a joint planning effort, and adopted by both the City of Columbia and Richland County.

The Plan made specific recommendations regarding the future land use, aligned with the Plan Columbia future land use classifications, and these recommendations were subsequently adopted. A modification to those recommendations is made through the proposal of the UCAC-1 future land use classification for the portion of the property that is currently UCMR-3. As the UCMR-3 area does not have direct access, and would be incorporated as part of the redevelopment of the former Capital City Ballpark, the applicant has requested that a more appropriate land use be assigned to this UCMR-3 portion. Within the future land use recommendations, the Plan also identifies characteristics specific to the study area for UCAC-1. For UCAC-1, Mill District characteristics include: mill vernacular architecture; small to medium scale; reflects patterns of adjacent neighborhoods (pg. 33).

Specific to the area surrounding the subject property, the Plan also makes recommendations regarding the creation of a separated bike lane or side path on Assembly Street (two conceptual options are explored on page 74), and possible pedestrian linkages from the site to proposed pedestrian and multi-use facilities (page 77).

**STAFF RECOMMENDATION**

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Staff recommends that City Council adopt an ordinance to amend Chapter 8.23 of *The Columbia Plan: 2018 – Future Land Use Map* to modify the land use classification for a portion of the property from UCMR-3 to UCAC-1.



# Future Land Use Map

Department of Planning & Development Services

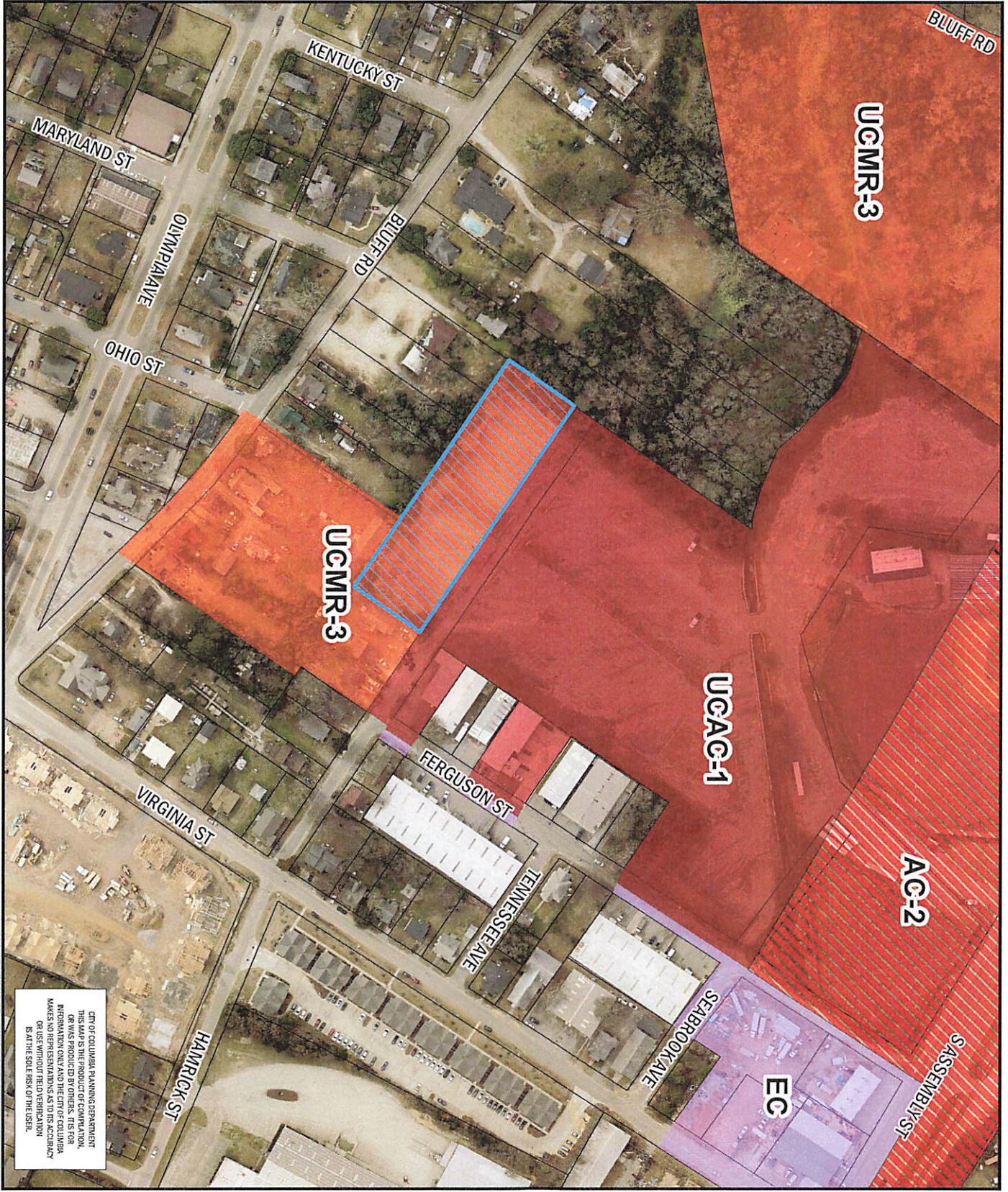
**Legend**

- CITY LIMITS
- PARCELS
- 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
- 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 Neighborhood Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Center
- AC-2 - Community Activity Center
- AC-3 - Regional Activity Center
- EC - Employment Campus
- EC - Employment Campus
- ND - Neighborhood
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Research/Zone and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 50 100 200 Feet

ORIGINAL PREPARATION/DATUM:  
This map was prepared by:  
Shane Shangnessy  
July 10, 2019

**CITY OF COLUMBIA, S.C.**  
We Are Columbia



11.58 acres W/S Ferguson Street (P), TMS# 11204-02-06(P);  
Current FLU: UCMR-3, Proposed FLU: UGAC-1

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

# Zoning Map

Department of Planning & Development Services

11.58 acres W/S Ferguson Street (p), TMS# 11204-02-06 (p);  
 Current Zoning: M-1, -FP, Proposed Zoning: MX-1, -FP

Legend

- PARCELS
- D-1
- RS-1
- RS-1A
- RS-1B
- RS-2
- RS-3
- RD
- M-1
- M-2
- RD-2
- RG-1
- RG-1A
- RG-2
- RG-3
- UTD
- PUD-1
- PUD-1-S-R
- PUD-1-S-E
- PUD-1-S
- PUD-1-S-R
- PUD-R
- OUT OF CITY
- MX-1
- MX-2

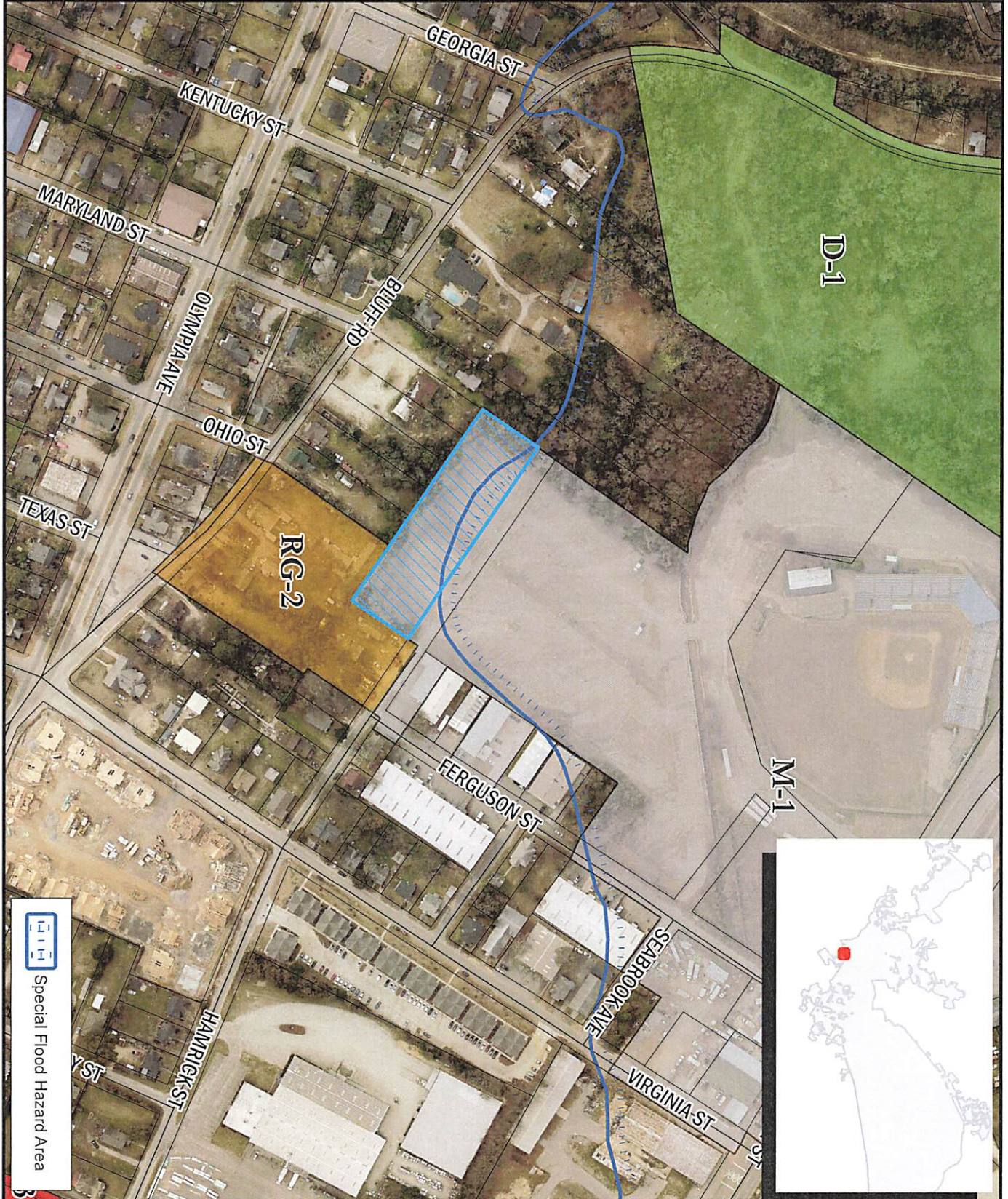
0 55 110 220 Feet

ORIGINAL PREPARATION DATE:  
 This map was prepared by:  
 Shane Shaughnessy  
 July 10, 2019

**DISCLAIMER:**  
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We Are Columbia



Special Flood Hazard Area

\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION