

ORDINANCE NO.: 2017-078

Amending the text of Plan Columbia: Land Use Plan specific to the Urban Edge Regional Activity Center (UEAC-2) Future Land Use classification

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 S.C. 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 Together", along with all the maps and policies contained therein; and,

WHEREAS, the current language for the Urban Edge Regional Activity Center (UEAC-2) references Neighborhood Activity Center (AC-1), which is a separate future land use classification and language was developed for the UEAC-2 future land use classification as a part of the planning process, however the incorrect language was inadvertently included in the Plan prior to Plan adoption; and

WHEREAS, the City of Columbia Planning Commission has reviewed a recommendation by staff that the language for the UEAC-2 future land use classification be amended to reflect its original intent;

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 17th day of October, 2017, that the proposed amendment to the text of the *Plan Columbia: Future Land Use Plan*, a copy of which is attached hereto, is hereby adopted as an amendment to *The Columbia Plan 2018* and is effective as of final reading of this ordinance.

Requested by:

Assistant City Manager Gentry



Mayor

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 10/3/2017
Final Reading: 10/17/2017

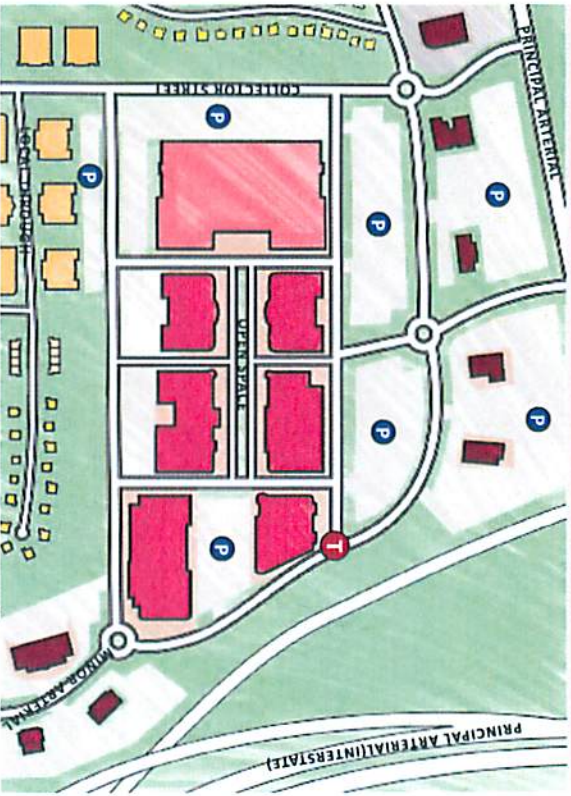
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Urban Edge| Regional Activity Center (UEAC-2)

Urban Edge Regional Activity Centers are large to extra-large scale, mixed-use activity centers with region serving commercial uses and a medium to high intensity residential component. Typically with a significant open space element. They provide a daily retail and service destination for a portion of the city, typically up to a 20 mile radius or drive distance. These activity centers are found in the outer areas of the city (frequently near highway interchanges) and are subdivided from large undeveloped tracts or as redevelopment of larger commercial sites. They are typically found at major intersections of major corridors and may occupy all quadrants of the intersection.

- Internal Street networks may be laid out in a grid to create various block sizes and shapes but typically do not continue the urban street grid. Ingress and egress to the primary road network may be managed by collector drives. Wide sidewalks on both sides of the street are common.
- Blocks vary in size based on the tenant mix; subdivision beyond blocks may be non-existent.
- Buildings may be street-oriented or face a parking lot within a development. Buildings often have a larger footprint and are standalone, single-use or are organized in a shopping center configuration.
- Buildings range from a small to extra large scale footprint and typically range between 1 and 6 stories.
- Design of centers is auto-oriented, but should fully accommodate pedestrian and cyclists as well as automobiles, with sidewalks or other pedestrian connections established between developments.
- Transit facilities should be located near or within activity centers.
- Depending on the density of uses within a Regional Activity Center parking for businesses should be accommodated in inner block surface parking or parking structures and on street parking. Parking for residential uses should be accommodated in attached parking structures, inner block surface lots, on streets, and in individual rear loaded garages.
- Regional Activity Centers typically contain multiple developments along an arterial or collector road, and surrounding areas may transition into community or regional activity corridors. Developments will range in size and intensity.
 - Plazas, street trees and plantings, greens, neighborhood parks, and outdoor event venues can provide open spaces and outdoor recreation opportunities in Regional Activity Centers. Bike racks, benches, and other pedestrian and cycling amenities are found on sidewalks and open spaces.
- Open spaces for buffering from adjacent development may be used; however transitions in building scale, use, and orientation as well as street connectivity are all preferred methods of connecting developments of different types rather than "buffering" them from one another.



BUILDING TYPES/LAND USES

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|--|--|---|
| Primary Types | Secondary Types | Tertiary Types |
| <ul style="list-style-type: none"> • Small to Extra Large Business/Employment (incl. High-rise) • Multi-family Small to Medium Mixed-use | <ul style="list-style-type: none"> • Small to High-rise Multi-family • Civic/Institutional • Parking Structures | <ul style="list-style-type: none"> • Single-family Attached • Condo/Apartment • Parking Lots |

See matrix for appropriate parks/open space types.

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