ORDINANCE NO.: 2017-097

Amending the text of Plan Columbia: Land Use Plan specific to the
addition of an Urban Core Mixed Residential – Type 3 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 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 Together", along with all the maps and policies contained therein; and,

WHEREAS, one of the recommendations of the Capital City Mill District Area and Corridor Plan (currently also under consideration for adoption) is to amend Plan Columbia through the adoption of the additional future land use classification Urban Core Mixed Residential – Type 3 (UCMR-3) which can be utilized not only by both the City of Columbia and Richland County within the Capital City Mill District planning area, but can also be extended to other areas of the City and County as applicable;

WHEREAS, the City of Columbia Planning Commission has reviewed a recommendation by staff that the attached language for a UCMR-3 future land use classification be adopted;

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 5th day of December, 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

Approved by:

City Manager

Approved as to form:

City Attorney

Mayor

ATTEST:

City Clerk

Introduced: 11/21/2017
Final Reading: 12/5/2017

NEIGHBORHOODS

Neighborhoods are the primary residential districts within the city. They represent residential development from many eras, and each neighborhood has its own unique architectural character and community associated with it. The key theme of almost all neighborhoods is that they were subdivided and developed with a cohesive pattern and housing type. The densities, building sizes, streets, sidewalks and architectural character are relatively consistent within a neighborhood. These areas are recognized for their established and existing character and role in the urban fabric as the places where we live. In order to maintain community character and vibrancy, development in established neighborhoods is limited to infill and redevelopment. New neighborhoods of higher intensity are recommended for transitional areas adjacent to major corridors as locations to increase residential population and support more neighborhood businesses.

VISION

The City of Columbia will have well connected neighborhoods that contribute to a high quality of life for residents. The neighborhoods will exhibit unique architectural character relative to the period in which they were established, while reflecting the best of contemporary design. They will exude pride in the community through well maintained homes and yards. New higher intensity neighborhoods will emerge near activity centers and corridors and provide much needed critical mass to support vibrant neighborhood activity districts and provide housing variety. Parks, green spaces, urban tree cover, and access to waterways will help connect our neighborhoods to nature and each other.

In pursuit of the vision for our neighborhoods, the city recognizes that:

1. Changes and reinvestment will take time and are strongly influenced by current market conditions.

2. Success will be the result of public and private partnerships.

3. Land use development strategies and regulations that focus on infill and reinvestment for our established neighborhoods must promote development that is compatible with existing character and function of the neighborhoods, while implementing cutting-edge technology and design.

4. Historic and established neighborhoods have positive qualities worth protecting and emulating, including preservation and restoration of historic buildings.

5. The region is anticipated to continue growing. A significant portion of that growth is expected to occur in the city, requiring intensification of housing in targeted areas of the city.

6. Green space, trees, and access to parks and recreation are important in all of our neighborhoods.

THE NEIGHBORHOOD DEVELOPMENT TYPES

[Urban Core] Mixed Residential Type 1 (UCMR-1)

[Urban Core] Mixed Residential Type 2 (UCMR-2)

[Urban Core] Mixed Residential Type 3 (UCMR-3

[Urban Edge] Mixed Residential (UEMR)

[Urban Core] Multi-family (UCMF)

[Urban Edge] Multi-family (UEMF)

[Urban Core] Residential Small Lot (UCR-1)

[Urban Core] Residential Large Lot (UCR-2)

[Urban Edge] Residential Small Lot (UER-1)

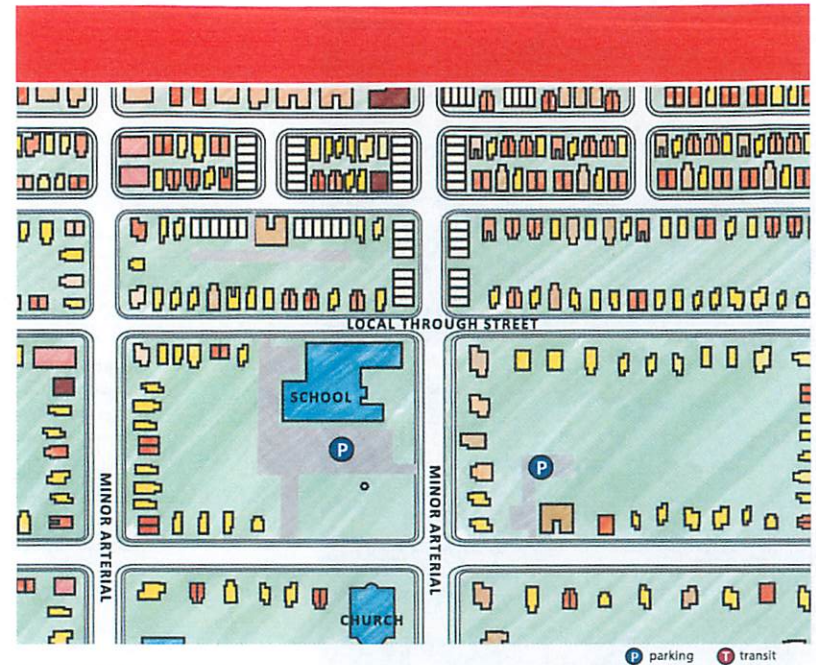[Urban Edge] Residential Large Lot (UER-2)

[Urban Core] Mixed Residential Type 3 (UCMR-3)

Urban Core Mixed Residential neighborhoods are appropriate in the central city, inner ring areas, and a couple blocks off major corridors throughout Columbia. This development type may represent existing and historic neighborhoods and 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.

- Streets and rights-of-way are wide and typically straight with wide sidewalks and tree lawns found on both sides of the street (preferred). An interconnected network of streets and small blocks, typically rectilinear or grid pattern, form walkable, pedestrian-oriented neighborhoods with sidewalks and on-street parking.

- Blocks are square or rectangular and are commonly smaller than the blocks in the urban core. Alleyways are not common but can be used in redevelopment or infill.

- 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. Deeper lots are typically 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.

- Building types may be mixed on a block but setbacks are typically consistent and the scale of adjacent buildings is similar.

- Many lots have dedicated driveways and/or parking areas, such as surface parking, driveways, or detached garages, located in the interior of the block. On-street parking is also common.

- Open Spaces in the form of neighborhood parks, linear parks, and greens are important open space elements in a more densely developed neighborhood.

- Architectural detailing is human scale, shares many characteristics with single family architecture and proportions including frequent windows, front entrances, porches, stoops, and/or balconies. The majority of buildings are 2-3 stories.

P parking   T transit

BUILDING TYPES/LAND USES

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

➲ move mouse pointer over images to reveal captions

⊙ click on a Development Type below to jump to that section of the Plan

Building Type/Land Use	Neighborhoods									Activity Centers					Activity Corridors			Employment Centers			Special Districts					
	UCMR-1	UCMR-2	UCMR-3	UEMR	UEMF UCMF	UCR-1	UCR-2	UER-1	UER-2	UCAC-1	UCAC-2	UCAC-3	UEAC-1	UEAC-2	AC-1	AC-2	AC-3	EC	IND	TU	SD-1	SD-2	SD-3	SD-4	SD-5	SD-6
RESIDENTIAL																										
Single-family Detached	S	P	P	P		P	P	P	P																	
Single-family Attached	P	P	P	S	S	S	T	T	T	S	T	T	T	T	S	T	T	T					T			
Two-family (Duplex or Double)	S	P	P	S		S	T	T	T																	
Three-family	S	P	S	S		S	T	T	T																	
Multi-family Small	S	S	S	S	P	T	T	T		S	S		S	S	S	S	S	T								
Multi-family Medium	P		T	S	P					S	S	S	S	S	S	S	S	T				T	S			
Multi-family Large	S			P								S		S			S	T				T	S			
Multi-family High Rise				P								S		S			S	T				T	P			
MIXED-USE																										
Multi-family Small Mixed-use	P		T		S					P	P		P	P	P	P	P									
Multi-family Medium Mixed-use	P				S						P	P	P	P		P	P	S					P			
Multi-family High-rise Mixed-use					S						P							S					P			
CIVIC/INSTITUTIONAL																										
Small Format Civic/Institutional	T	T	T	T	T	T	T	T	T	S	T	S	T	S	S	T	S			S		P	S		P	P
Medium Format Civic/Institutional	T		T							S	T	S	T	S	S	T	S			S		P	S		P	P
Large Format Civic/Institutional										S	T	S	T	S	S	T	S			S		P	S		P	P
Multi-family Institutional (Dormitories and Barracks)																							S		T	T
BUSINESS/EMPLOYMENT																										
Commercial																										
Large Format Entertainment											T	P	T	P		T	P	T	T		P	S	P	P	S	S
Medium Format Entertainment	T										P	P	P	P		P	P	T	T		P	S	P	P	S	S
Small Format Entertainment	T	T	T	T	T	T	T	T	T	P	P	P	P	P	P	P	P	T	T		P	S	P	P	S	S
Large Format Hospitality											T	P	T	P		T	P	T	T		S	S	P	T	S	S
Medium Format Hospitality	T										P	P	P	P		P	P	T	T		S	S	P	T	S	S
Small Format Hospitality	T	T	T	T	T	T	T	T	T	P	P	P	P	P	P	P	P	T	T		S	S	P	T	S	S
Extra Large Format Retail/Services											P		P				P	T	T		S		P	T	S	S
Large Format Retail/Service											T	P	T	P		T	P	T	T		S	S	P	T	S	S
Medium Format Retail/Service	T										P	P	P	P		P	P	T	T		S	S	P	T	S	S
Small Format Retail/Service	T	T	T	T	T	T	T	T	T	P	P	P	P	P	P	P	P	T	T		S	S	P	T	S	S

P = Primary Use S = Secondary Use T = Tertiary Use A = Appropriate (For Open Spaces and Parks only)

◉ click on a Development Type below to jump to that section of the Plan

Building Type/Land Use	Neighborhoods									Activity Centers					Activity Corridors			Employment Centers			Special Districts					
	UCMR-1	UCMR-2	UCMR-3	UEMR	UEMF UCMF	UCR-1	UCR-2	UER-1	UER-2	UCAC-1	UCAC-2	UCAC-3	UEAC-1	UEAC-2	AC-1	AC-2	AC-3	EC	IND	TU	SD-1	SD-2	SD-3	SD-4	SD-5	SD-6
Office/Services																										
High Rise Office/Services											P			P			P	P	P				P	T	S	S
Large Format Office/Services											T	P		P		T	P	P	P	S	S	S	P	T	S	S
Medium Format Office/Services	T										P	P		P		P	P	P	P	S	S	S	P	T	S	S
Small Format Office/Services	T	T	T	T	T	T	T	T	T	P	P	P		P	P	P	P			S	S	S	P	T	S	S
Flex																										
Extra Large Format Flex														P				P	P	P		S		T	S	S
Large Format Flex												S		P			S	P	P	P		S	S	T	S	S
Medium Format Flex												S		P			S	P	P	P			P	S	T	S
Small Format Flex												S		P			S		P	P			P	S	T	S
UTILITY MISCELLANEOUS																										
Animal Enclosures																				S				P		
Cemeteries & Mausoleums			T		T	T	T	T	T	T	T	T	T	T	T	T	T			S			P	T	T	
Parking Structures	T			T						T	T	S		S	T	T	S	S	T	S	S	S	S	S	S	S
Parking Lots	T		T	T						T	T	T		T	T	T	T	T	T	S	S	S	T	S	S	S
Power Utilities																			S	P		S		T	T	T
Water and Wastewater Treatment																			S	P		S		T	T	T
OPEN SPACE/PARKS/RECREATION																										
Nature Preserves							A	A	A									A	A	A	A	A		A	A	A
State or Federal Parks/Forests							A	A	A									A	A	A	A	A		A	A	A
Regional Parks							A	A	A									A	A	A	A	A		A	A	A
Community Parks	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Private Clubs/Parks/Golf Courses			A	A	A	A	A	A	A									A	A	A	A	A		A	A	A
Linear Parks	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Neighborhood Parks	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Pocket Parks/Greens	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Squares	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

P =Primary Use   S= Secondary Use   T=Tertiary Use   A=Appropriate (For Open Spaces and Parks only)