



**PLANNING COMMISSION
ZONING MAP AMENDMENT CASE SUMMARY**

**REZONE FROM M-2, PD
(HEAVY INDUSTRIAL DISTRICT,
PLANNED DEVELOPMENT OVERLAY DISTRICT)**

**TO MX-2, ID
(URBAN MIXED USE DISTRICT,
INNOVISTA DESIGN OVERLAY DISTRICT)**

875 CATAWBA STREET, NE/S LINCOLN STREET

August 3, 2015 at 5:15pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property:	875 Catawba Street, TMS#08913-05-03/08913-05-05		
Council District:	2		
Proposal:	Rezone parcel from M-2, PD to MX-2, ID		
Applicant:	Mark Lindley, Asset Plus Realty Corporation		
Current Land Use Plan:	Employment Campus	Proposed Land Use Plan	Employment Campus
Current Zoning	M-2, PD	Proposed Zoning	MX -2, ID
Present Use:	Warehouse	Proposed Use:	Multi-family apartment
Staff Recommendation:	Denial		

CASE HISTORY

Planning Commission:	08/03/15	M-2, PD to MX-2, ID	PENDING
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APPLICATION REQUEST

The proposal is to rezone the M-2, PD parcel to MX-2, ID.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Currently, the total acreage of the parcels are 2.3 acres and are located directly on the corner of Lincoln Street and Catawba, just north of the railroad crossing on Catawba.

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Subject parcel is designated "Employment Campus (EC)" in *The Columbia Plan 2018 Future Land Use Map*.

Areas dedicated to concentrations of employment uses ranging from professional services, research and development and light production facilities. They are often designed in parks with internal street networks, extensive green spaces and large format buildings. These districts are most often found at the urban edge and require large tracts of land. These campuses are comprised primarily of office buildings including corporate offices, medical or professional offices, medical research facilities, office suites, and non-polluting manufacturing, and research and development uses. Redevelopment and infill in these districts with more supporting uses like multi-family residential and other retail/entertainment uses is encouraged with access to multi-modal transit stops in and near the employment campus.

Primary Types:

- Medium to high-rise office/services
- Medium to extra-large format flex

Secondary Types:

- Multi-family medium to high-rise mixed use
- Parking structures and lots

Tertiary Types:

- Small to large commercial
- Single family attached
- Small to high-rise multi-family
- Parking structures and lots

The Railroad Re-Alignment Study

In March of 2009 the SCDOT provided the City of Columbia a study related to the Assembly Street Railroad Corridor Consolidation Project. This study was a follow up to many alternative solutions and included the examination of an Environmental Impact Statement (EIS), completed in 1981 as well as studies from the 1970's.

Staff has examined this 2009 study in relationship with this project. In each of the alternatives discussed within this study, modifications or the retention of the existing railroad at the SW corner of this proposed development project would have potential to occur.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned M-2 (Heavy Industrial). The adjacent M-2 in the City of Columbia.

The MX-2 district is intended to accommodate the development of a wide range of commercial, research, residential, retail, and university uses in an urban mixed-use context. To promote development that exhibits the physical design characteristics of pedestrian-oriented streets, open space and parks, along with mixed uses and urban densities, the district provides flexibility from the conventional use and bulk requirements of other zoning districts. The intent of this article is that the MX-2 district classification be applied only within the urbanized region of the central business area.

STAFF RECOMMENDATION

Staff recommends denial of the rezoning to MX-2, ID. During the development of the Innovista area plan this area, as well as portions of Innovista, were previously zoned M-2. During the planning for Innovista this linear area of M-2 south of the Railroad area was specifically set aside for industrial purposes to allow for close proximity of incubator space (M-2) near the research area (MX-2). As planned the Innovista plan divided the areas into three similar yet different areas. Innovista area east and north of the railroad to be primarily research and office, while areas to the west of the railroads would be primarily residential, while areas south of the railroad would have a primary emphasis on manufacturing and production (incubator space). In summary, a three part area that coordinates, yet have different primary focuses of use.

M-2**Permitted Principal Uses**

Food crops grown within a covered enclosure

General farms, primarily crop

Veterinary services with indoor kennels

Veterinary services with outdoor kennels

Landscape counseling and planning

Lawn and garden services

Ornamental shrub and tree services

Building construction-General contractors and operative builders

Building Construction - Office Only

Construction other than building construction-General contractors

Construction other than building construction - Office Only

Construction-Special trade contractors

Construction - Special trade contractors - Office Only

Food and kindred products

Bakery products

Microbrewery (Sec. 17-290) products

Tobacco products

Textile mill products

Apparel and other finished products made from fabrics and similar materials

Lumber and wood products, except furniture

Furnitures and fixtures

Paper and allied products

Printing, publishing and allied industries

Chemicals and allied products

Petroleum refining and related industries

Rubber and miscellaneous plastic products

Leather and leather products

Stone, clay, glass and concrete products

Primary metal industries

Fabricated metal products, except machinery and transportation equipment

Machinery, except electrical

MX-2**Permitted Principal Uses**

Veterinary services with indoor kennels

Landscape counseling and planning

Lawn and garden services

Ornamental shrub and tree services

Building Construction - Office Only

Construction other than building construction - Office Only

Construction - Special trade contractors - Office Only

Printing, publishing and allied industries

Private Commercial Storage (Sec. 17-260)

Arrangement of Transportation Services

Telephone communication (wire or radio)

Communication: Telegraph

Water supply services

Sewerage Systems (Sec. 17-262)

Paint, glass and wallpaper stores

Hardware stores

Retail nurseries, lawn and garden supply stores

Department stores

Variety stores

General merchandise stores: Miscellaneous general merchandise stores

Grocery Stores

Retail bakeries

Food stores: Miscellaneous

Apparel and accessory stores

Furniture, home furnishings and equipment stores

Eating Places

Drugstores and proprietary stores

Miscellaneous shopping goods stores

Mail order house

Florist

Cigar store and stands

Electrical and electronic machinery, equipment and supplies
Transportation and equipment
Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks
Manufacturing industries, not elsewhere classified
Railroad transportation
Railroads
Railway express service
Local and suburban transit and interurban highway passenger transportation and service facilities for motor vehicle passenger transportation
Motor freight transportation and warehousing
Trucking, local and long distance
Motor freight transportation and warehousing: Local trucking without storage
Motor freight transportation and warehousing: Local trucking with storage
Public warehousing
Private Commercial Storage (Sec. 17-260)
Water transportation
Transportation by air
Pipelines
Transportation services
Arrangement of Transportation Services
Radio and television broadcasting
Communication services, not elsewhere classified
Electric substations
Gas production and distribution
Combination electric and gas, and other utility services
Water supply services
Sewerage Systems (Sec. 17-262)
Refuse systems
Motor vehicles and automotive parts and supplies
Wholesale trade-Durable goods
Wholesale trade, Non durable goods: Paper and paper products

New dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Finance, Insurance, and Real Estate
Banquet Hall
Hotels, motels, and tourist courts
Suite Hotel (Sec. 17-271)
Bed and breakfast hotel (Sec. 17-271)
Organization hotels and lodgings on membership basis
Garment pressing and agents for laundries and dry cleaners
Laundry and garment services not elsewhere classified
Taylor and alteration shops
Coin-operated laundries and dry cleaning
Photographic Studios, portrait
Beauty Shops
Barbershops
Shoe repair shops, shoeshine parlors, and hat cleaning shops
Funeral service and crematories
Miscellaneous personal services, except massage parlors and spas
Body piercing facilities and tattoo establishments
Advertising agencies
Consumer credit reporting agencies
Blueprinting and photocopying (Sec. 17-264)
Commercial photography, art and graphics
Stenographic services and reproduction services not elsewhere classified
Personal supply services
Miscellaneous business services: Miscellaneous
Business services not elsewhere classified
Employment agencies
Temporary help services
Computer and data processing services

Wholesale trade, Non durable goods: Drugs, drug proprietaries, and drugist sundries
Wholesale trade, Non durable goods: Apparel - Goods and notions
Wholesale trade, Non durable goods: Groceries and related products
Wholesale trade, Non durable goods: Farm products-Raw materials
Wholesale trade, Non durable goods: Chemicals and allied products
Wholesale trade, Non durable goods: Petroleum bulk stations and terminals
Wholesale trade, Non durable goods: Beer, wine and distilled alcoholic beverages
Wholesale trade, Non durable goods: Miscellaneous nondurable goods
Mobile home dealers
Gasoline service stations (Sec. 17-286)
Fuel oil dealers
Liquified petroleum gas (bottled gas) dealers
Finance, Insurance, and Real Estate
Cemetary subdividers and developers
Power laundries
Coin-operated laundries and dry cleaning
Equipment rental and leasing services
Miscellaneous business services: Miscellaneous
Employment agencies
Computer and data processing services
Photofinishing laboratories
Parking Lots
Parking structures
Automotive repair shops
Automotive services, except repair and carwashes
Welding repair
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)

Detective agencies and protective services
Photofinishing laboratories
Parking Lots
Radio and television repair shops
Watch and jewelry repair
Reupholstery and furniture repair
Motion picture production
Motion picture theaters except drive-in
Bowling alleys and billiard and pool establishments
Physical fitness facilities and yoga facilities
Dance studios
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Coin-operated amusement devices
Membership Sports and Recreation Clubs
Offices of physicians
Hospitals
Medical and dental laboratories
Legal services
Colleges, universities, professional schools, and junior colleges
Libraries and information centers
Business and secretarial schools
Vocational schools except vocational high schools not elsewhere classified
Individual and family social services
Job training and vocational rehabilitation services
Museums and art galleries
Arboreta, botanical and zoological gardens
Business associations

Labor Unions and similar labor organizations
Commercial, physical and biological research
Testing laboratories
Miscellaneous services
Police and Fire Protection
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
Used merchandise stores without weapons (Sec. 17-87)
Non-depository personal credit institutions (pay day loan and/or title loan establishments (Sec. 17-294)
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)
Dormitories , Private (Sec. 17-321)
Permitted Accessory Use
Aquaponics
Special Exception by Board of Zoning Appeals
Wholesale trade-durable goods-Scrap
Used merchandise stores with weapons
Pawn shops
Recycling centers (see Sec. 17-273)
Dormitories, Public
Fraternity and sorority houses
Correctional insitutions

Professional membership
Labor Unions and similar labor organizations
Civic, social and fraternal associations
Political organizations
Religious organizations
Engineering, architectural, and surveying services
Accounting, auditing, and bookkeeping services
Commercial, physical and biological research
Commercial economic, sociological, and educational research
Noncommercial research organization
Testing laboratories
Management and public relations services
Attached Two-Family Dwelling
Townhouses (Sec. 17-268)
Multi-Family Dwelling
Group Development
High-Rise (Sec. 17-304)
Mid-Rise (Sec. 17-267)
Dormitories, Public
Miscellaneous services
Executive Offices
Legislative bodies
General government not elsewhere classified
Courts
Police and Fire Protection
Public finance, taxation, and monetary policy
Administration of human resources programs
Administration of environmental quality and housing programs
Administration of economic programs
Permitted in District, provided owner and/or tenant
Microbrewery (Sec. 17-290) products

Motor vehicle dealers (new and used)(Sec. 17-286)
Motor vehicle dealers (used only)(Sec. 17-286)
Auto and home supply stores (Sec. 17-286)
Boat dealers (Sec. 17-286)
Recreational and utility trailer dealers (Sec. 17-286)
Used merchandise stores without weapons (Sec. 17-87)
Equipment rental and leasing services
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)
Offices and clinics of other health practitioners, including therapeutic massage (17-288)
Elementary and Secondary Schools (17-296)
Day Care Facilities (Sec. 17-265)
Permitted in District as an Accessory Use but is also
Food and kindred products
Bakery products
Textile mill products
Apparel and other finished products made from fabrics and similar materials
Lumber and wood products, except furniture
Furnitures and fixtures
Paper and allied products
Printing, publishing and allied industries
Chemicals and allied products
Rubber and miscellaneous plastic products
Stone, clay, glass and concrete products
Primary metal industries
Fabricated metal products, except machinery and transportation equipment
Machinery, except electrical
Electrical and electronic machinery, equipment and supplies
Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks
Manufacturing industries, not elsewhere classified
Permitted in District, provided owner and/or tenant
Dormitories , Private (Sec. 17-321)

Permitted as an Accessory Use or as a Principal Use by
Food crops grown within a covered enclosure
General farms, primarily crop
Special Exception by Board of Zoning Appeals
Railroad transportation
Railroads
Railway express service
Local and suburban transit and interurban highway passenger transportation and service facilities for motor vehicle passenger transportation
Motor freight transportation and warehousing: Local trucking without storage
Public warehousing: Miniwarehouse (Sec. 17-260)
U.S. Postal Service
Radio and television broadcasting
Electric substations
Gasoline service stations (Sec. 17-286)
Drinking Places (alcoholic beverages)(Sec. 17-269)
Liquor Stores
Used merchandise stores with weapons
Pawn shops
Linen supply
Laundry and garment services not elsewhere classified
Repair shops, not otherwise classified
Amusement and recreation services not elsewhere classified
Nursing and personal care facilities
Residential Care (Sec. 17-266)
Fraternity and sorority houses
Permitted in District as Office Only
Cemetary subdividers and developers
Diaper service
Carpet and upholstery cleaning
Outdoor advertising agencies
Disinfecting and extermination services
Cleaning and maintenance services to dwellings and other buildings not elsewhere classified

Truck rental and leasing without drivers
Passenger car rental and leasing without driver
Utility trailer and recreational vehicle rental
Parking structures

Future Land Use Map

875 Catawba Street, NE/S Lincoln Street
TMS# 08913-05-03 and 08913-05-05 FLU: EC

Department of Planning & Development Services

Legend

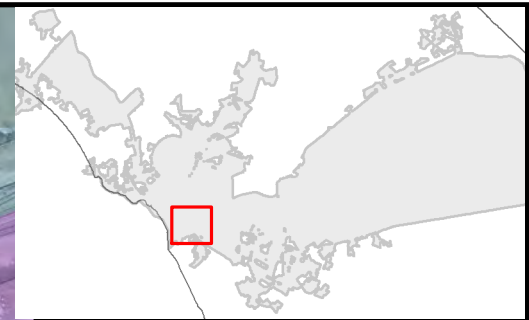
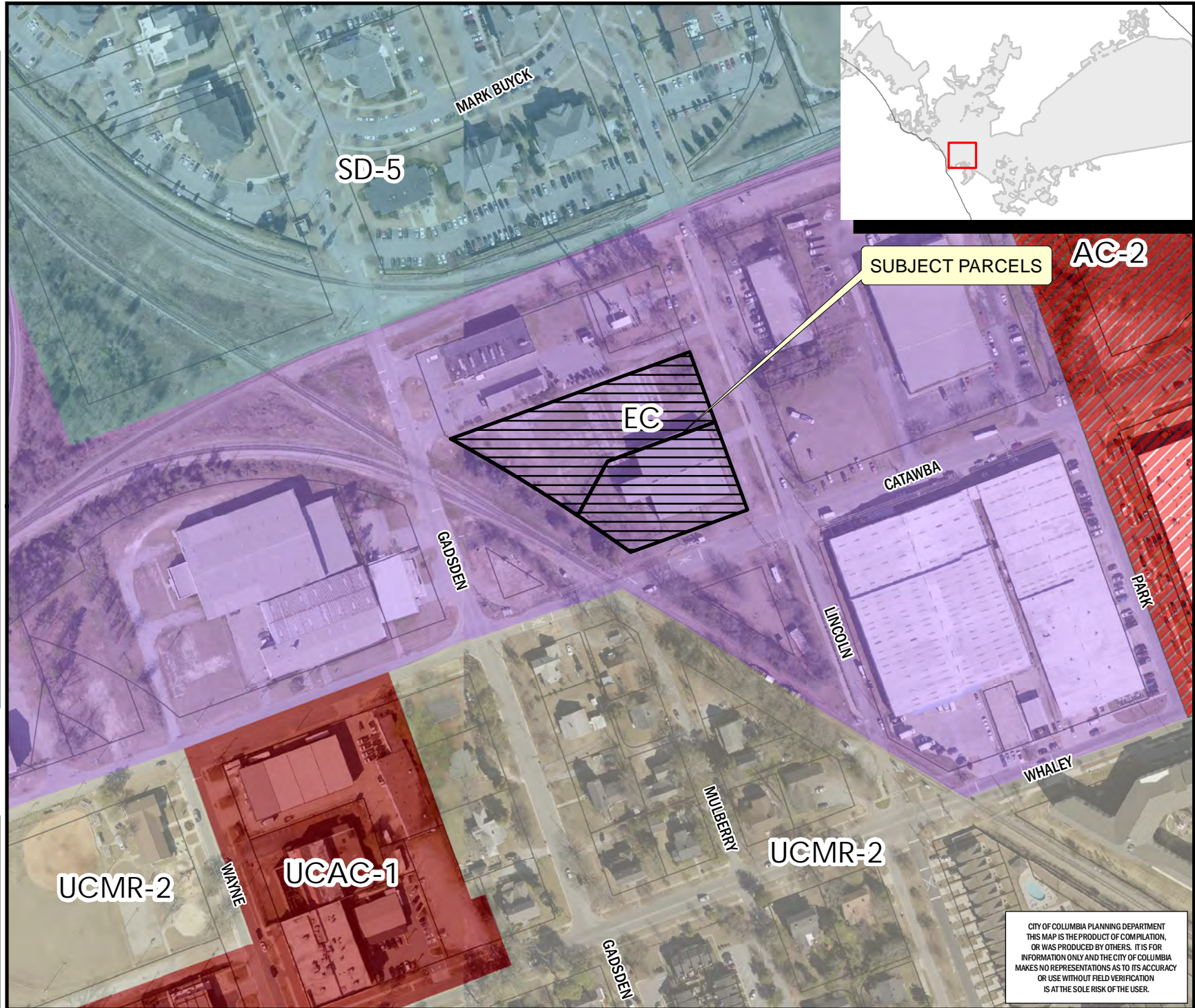
CITY LIMITS
 PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- 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
- UEAC-1 Urban Edge Community Activity Center
- UCAC-3 Urban Core Regional 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
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

N

0 40 80 160 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
D. Eisenbraun
July 11, 2015



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Zoning Map

875 Catawba Street, NE/S Lincoln Street
TMS# 08913-05-03 and 08913-05-05 ZONED: M-2

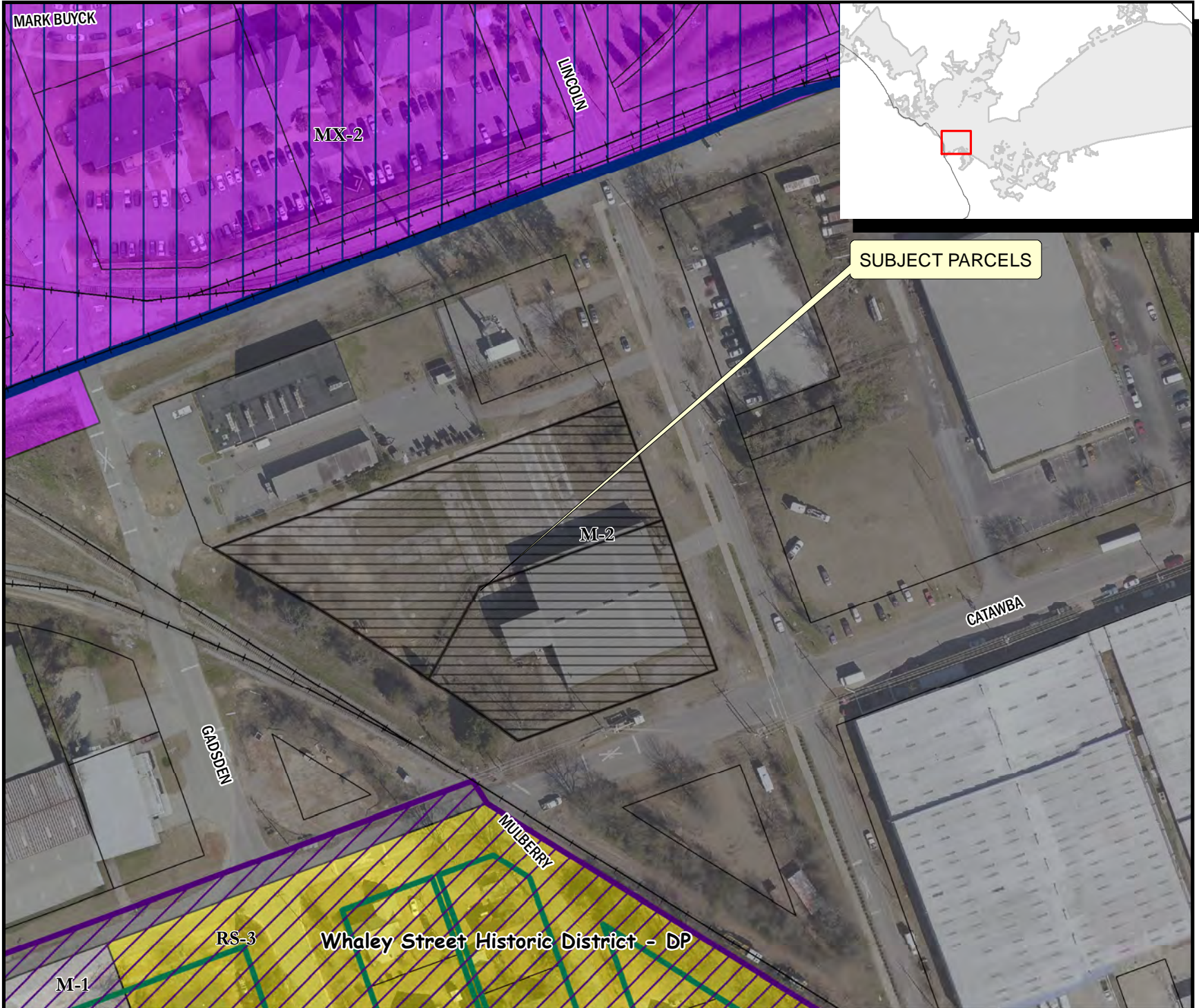
Department of Planning & Development Services

Legend

CITY LIMITS
PARCELS

D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	Ft Jackson Overlay

0 25 50 100 Feet



ORIGINAL PREPARATION/DATE:
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JULY 28, 2015

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