



**PLANNING COMMISSION
ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT,
AND ZONING MAP AMENDMENT CASE SUMMARY**

**3807 CAPERS AVENUE
ANNEX, ASSIGN LAND USE CLASSIFICATION UCR-1
(URBAN CORE RESIDENTIAL – SMALL LOT)
AND ZONE PROPERTY RS-3
(SINGLE FAMILY RESIDENTIAL)**

November 2, 2015 at 5:15pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property:	3807 Capers Road, TMS#13805-07-17		
Applicant:	Sarah J. Gareau		
Council District:	3	Census Tract:	026.03
County Land Use Plan:	Mixed Residential	Proposed Land Use Plan:	UCR-1 Urban Core Residential
Current Zoning:	RS-HD	Proposed Zoning:	RS-3
Current Land Use:	Residential	Proposed Use:	Residential
Reason for Annexation:	Donut Hole, Owner Requests City Sewer Services		

CASE HISTORY

Staff Recommendation	Annex, Assign UCR-1 Land Use Classification, and RS-3 Zoning		APPROVE
PC Recommendation: 10/05/15	Assign UCR-1 Land Use / Richland County RS-HD to RS-3		CANCELLED/WEATHER
PC Recommendation: 11/02/15	Assign UCR-1 Land Use / Richland County RS-HD to RS-3		PENDING

APPLICATION REQUEST

Applicant is requesting annexation in order to connect and receive City services. City services are currently available to the property.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The subject parcel is +/- .19 acres and located on Capers Ave, just east of the intersection of Kilbourne Road and Capers Ave.

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Donut Hole Area” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas it wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the city limits and “islands” of unincorporated territory surrounded by the city. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality. These areas pose a number of challenges to the City that can be addressed through annexation. They can often cause inefficiencies in the delivery of services due to confusion about jurisdiction. Also, if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies and the costs to taxpayers are germane to City and County property both, which results in a greater impact to City residents since they pay City and County taxes.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends subject parcel be designated “Urban Core Residential Small Lot (UCR-1)” in The Columbia Plan 2018 Future Land Use Map.

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 also 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.

Primary Types:

- Single-family Detached

Secondary Types:

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

Tertiary Types:

- Multi-family Small
- Small Format Business/
- Employment (except Flex)
- Cemeteries & Mausoleums

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RS-HD (Residential Single Family High Density) in Richland County. The surrounding lots are zoned RS-HD (Residential Single Family High Density) in Richland County and RS-3 in in the City of Columbia.

The intent of RS-3 district is intended as single-family residential areas with detached units with low to medium population densities. Use regulations for the single-family districts are identical, but contain varying classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational and other needs of those areas are permitted outright within such districts or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the single-family residential character of the district.

STAFF RECOMMENDATION

Recommend approval of a resolution assigning UCR-1. Recommend to City Council the adoption of an ordinance assigning UCR-1 land use classification and recommendation to City Council to apply RS-3 zoning at the time of annexation.

RS-1, RS-1A, RS-1B, RS-2, and RS-3
Permitted Principal Uses
Water supply services
Sewerage Systems (Sec. 17-262)
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Detached One-Family Dwelling
Police and Fire Protection
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)
Exception
Food crops grown within a covered enclosure
General farms, primarily crop
Special Exception by Board of Zoning Appeals
Electric substations
Cemetary subdividers and developers
Parking Lots
Public Golf Course
Membership Sports and Recreation Clubs
Elementary and Secondary Schools (Sec. 17-296)
Libraries and Information Centers
Day Care Facilities (Sec. 17-265)
Residential Care (17-266)
Religious Organizations
Group Development






























Future Land Use Map

3807 Capers Avenue
TMS# 13805-07-17 FLU: UCR-1

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



0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

D. Eisenbraun
August 17, 2015



We Are Columbia



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

Zoning Map

3807 Capers Avenue
TMS# 13805-07-17 ZONED: RS-3

Department of Planning & Development Services

Legend

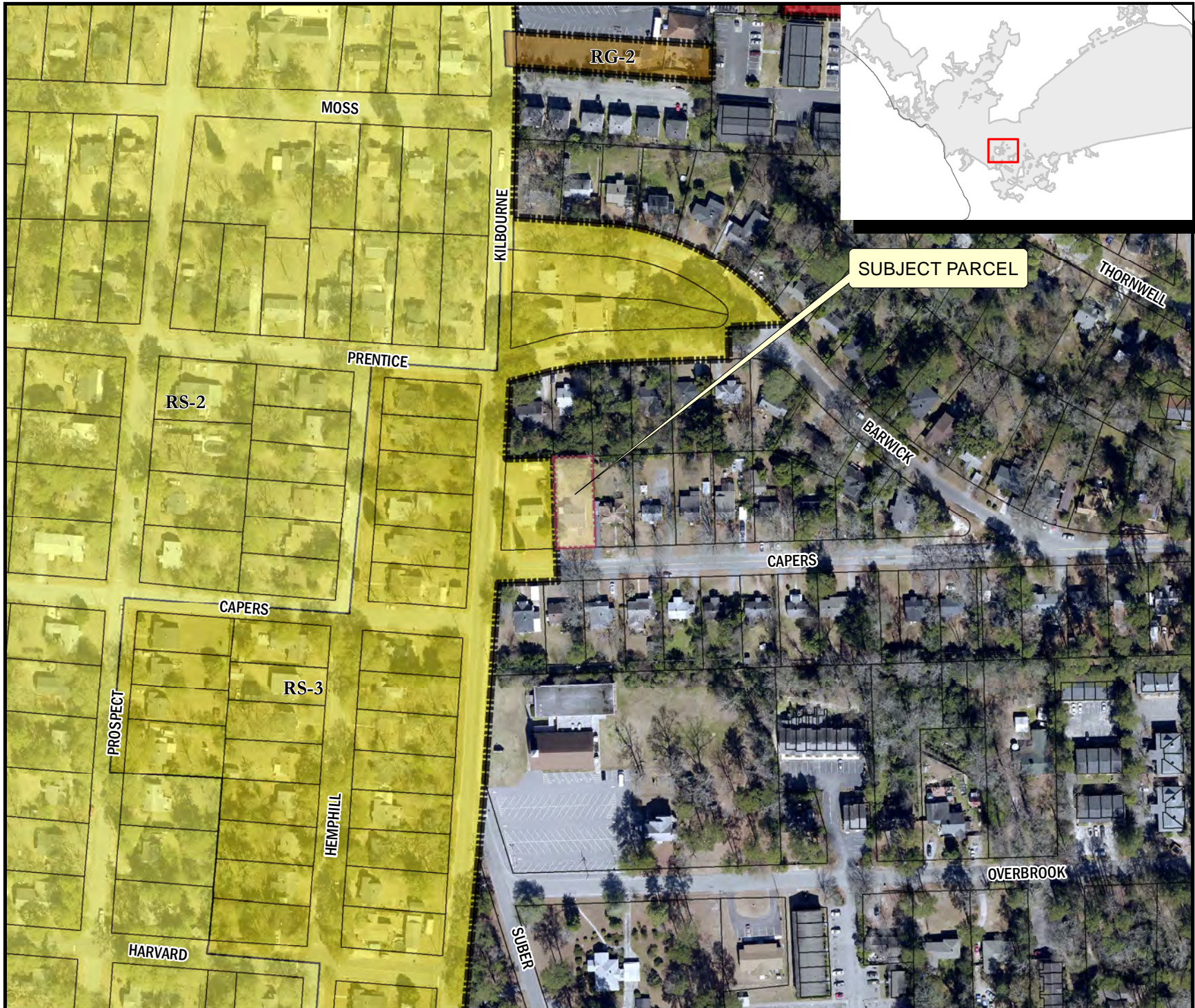
- CITY LIMITS
- PARCELS
- PENDING ANNEXATION

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 40 80 160 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
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DISCLAIMER:
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



NOTE: BLK. 7 LOT 18 ANNEXED INTO CITY; 3/1/87, BLK. 3 LOT 38 ANNEXED INTO CITY; 7/15/87, BLK. 4 LOT 7 ANNEXED INTO CITY; 10/7/87 BLK. 4 LOT 3 ANNEXED INTO CITY 5/27/92. BLK. 5 LOT 8 ANNEXED INTO CITY 8/9/78. BLK. 4 LOT 2 ANNEXED INTO CITY 6-19-96. BLK. 5 LOT 20 ANNEXED INTO CITY 12-18-96. BLK 5 LOT 26 ANNEXED INTO CITY 5-1-02. BLK. 4 LOT 5 ANNEXED INTO CITY 7-16-03

Prepared by
KUCERA ASSOCIATES
Photogrammetric Consultants
Mansor, Ohio

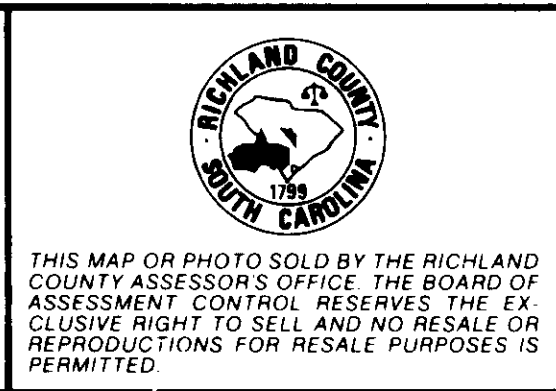
REVISIONS	
DATE FIELD CHECKED	DATE LAST REVISED
12/83	12/04
12/85	12/05
12/88	12/06
	12/01
	12/02
	12/03

PROPERTY LINE	
DATE FIELD CHECKED	DATE LAST REVISED
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12/85	12/05
12/88	12/06
	12/01
	12/02
	12/03

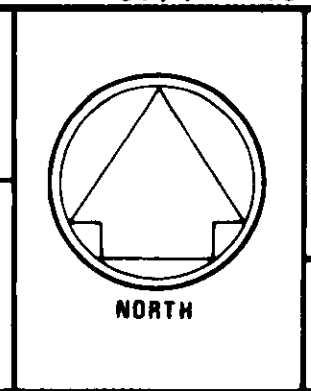
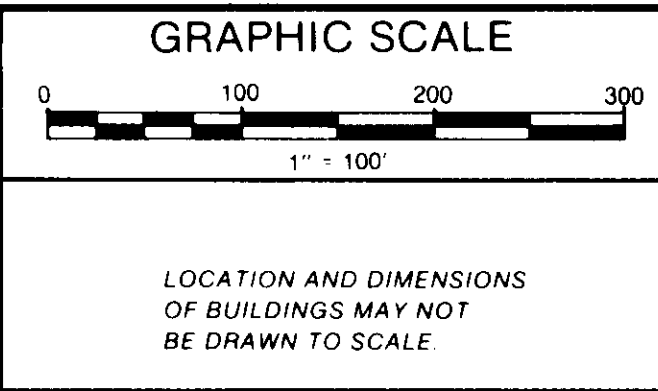
LEGEND	
	RESIDENTIAL BUILDING USE
	COMMERCIAL BUILDING USE
	SEPARATE OWNER FROM BUILDING
	BLOCK NO.
	LOT NO.
	LOT MEASUREMENT
	ACREAGE
	ADDRESS

50
50
150.5
6.55 AC
1204

PROPERTY TAX MAP
RICHLAND COUNTY
SOUTH CAROLINA



MAP KEY		
138-02	138-06	138-10
138-01	138-05	138-09
137-04	137-08	137-12



PROPERTY MAP SHEET NO.
13805
SCHOOL DISTRICT
ICC,IUR

**A RESOLUTION OF THE CITY OF COLUMBIA
PLANNING COMMISSION
RES: COMP PLAN - 2015-013**

**RECOMMENDING AMENDING THE CITY OF COLUMBIA COMPREHENSIVE PLAN 2018 FUTURE LAND USE
MAP TO INCLUDE THE PROPERTY AT 3807 CAPERS AVE INTO THE CITY OF COLUMBIA.**

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 (The Columbia 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, 3807 Capers Avenue filed for petition on August 14, 2015 and was not included within Plan Columbia Land Use Plan Putting the Pieces in Place adopted by City Council on February 17, 2015, and shall be assigned the designated future land use classifications of Urban Core Residential Small Lot (UCR-1), 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 RESOLVED by the City of Columbia Planning Commission this, the second day of November, 2015, that the property to be annexed at 3807 Capers Avenue, be assigned the designated future land use classifications of Urban Core Residential Small Lot (UCR-1), and the Future Land Use Map be amended accordingly, along with all the maps and policies contained therein is recommended for adoption to City Council.

Richard H. Cohn, Sr. – Planning Commission Chairman

Date