



**PLANNING COMMISSION  
ZONING MAP AMENDMENT CASE SUMMARY**

**MAJOR AMENDMENT TO (CANALSIDE) A PUD-C/DD PLANNED UNIT DEVELOPMENT-COMMERCIAL/DESIGN DEVELOPMENT OVERLAY DISTRICT).**

**1511 WILLIAMS STREET, 600 CANALSIDE STREET, N/S CANALSIDE STREET (MULTIPLE PARCELS), 610 DEPOT STREET, 1625 WILLIAMS STREET, 463 MACDOUGALL STREET, 485 MACDOUGALL STREET, N/S IRWIN PARK CIRCLE, E/S IRWIN PARK CIRCLE, 361 TAYLOR STREET, 638 TAYLOR STREET, 535 DEPOT STREET, 645 CANALSIDE STREET, TMS#09005-03-01, -02, -03 TO -06, -15, -18, -07, -08, -09, -10, -11, -12, -13, -14, -16, -17**

**REZONE FROM C-1/DD (OFFICE AND INSTITUTIONAL DISTRICT)  
TO PUD/DD (PLANNED UNIT DEVELOPMENT DISTRICT)**

**1511 HUGER STREET, 419 HAMPTON STREET, 4 SCIENCE ALLEY, 21 SCIENCE ALLEY, 9 SCIENCE ALLEY, 1504 WILLIAMS STREET, 401 HAMPTON STREET, 1510 WILLIAMS STREET, 1512 WILLIAMS STREET, AND 1516 WILLIAMS STREET, S/S HUGER STREET, TMS# 09009-14-11, -14, -15, -22, -23, -24, -25, -26, -27, -28, -31**

**November 2, 2015 at 5:15PM**  
City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

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<b>Subject Property:</b>	<b>1511 Williams Street, 600 Canalside Street, N/S Canalside Street (multiple parcels), 610 Depot Street, 1625 Williams Street, 463 MacDougall Street, 485 MacDougall Street, N/S Irwin Park Circle, E/S Irwin Park Circle, 361 Taylor Street, 638 Taylor Street, 535 Depot Street, 645 Canalside Street, TMS#09005-03-01, -02, -03 to -06, -15, -18, -07, -08, -09, -10, -11, -12, -13, -14, -16, -17; request major amendment to (Canalside) a PUD-C/DD Planned Unit Development-Commercial/Design Development Overlay District). 1511 Huger Street, 419 Hampton Street, 4 Science Alley, 21 Science Alley, 9 Science Alley, 1504 Williams Street, 401 Hampton Street, 1510 Williams Street, 1512 Williams Street, and 1516 Williams Street, S/S Huger Street, TMS# 09009-14-11, -14, -15, -22, -23, -24, -25, -26, -27, -28, -31; request recommendation to rezone from C-1/DD (Office and Institutional District/Design Development Overlay District) to PUD-C/DD (Planned Unit Development-Commercial/Design Development Overlay District).</b>		
<b>Council District:</b>	2		
<b>Proposal:</b>	Rezone parcel from C-1/DD to PUD/DD		
<b>Applicant:</b>	Ryan Hyler, Land Holdings Two, LLC		
<b>Current Land Use Plan:</b>	UCAC -3	<b>Proposed Land Use Plan</b>	UCAC-3
<b>Current Zoning:</b>	C-1/ DD	<b>Proposed Zoning:</b>	PUD/ DD
<b>Present Use:</b>	Developed/Undeveloped	<b>Proposed Use:</b>	Parcel 7 (Amended area) See Applicant Request

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## CASE HISTORY

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Staff Recommendation:		Major Amend. To PUD and C-1/DD to PUD/DD	APPROVE
PC Recommendation:	10/05/15	Major Amend. To PUD and C-1/DD to PUD/DD	CANCELLED/WEATHER
PC Recommendation:	11/02/15	Major Amend. To PUD and C-1/DD to PUD/DD	PENDING

## APPLICATION REQUEST

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The proposal is a major amendment to the existing PUD to add additional land to the PUD and associated PUD language. The current parcel is proposed to be rezone the C-1/DD to PUD/DD. The applicant is requesting to enlarge the PUD to add what is within documents referred to as Parcel 7 within the PUD document. This area is approximately 1.86 acres and is proposed to have the following classification: Single Family-Attached Residential, Commercial, Office, Multi-Story Self Storage, Retail, and Live Work. Height requirements would be a maximum of 50 feet, parking would be surface parking at rear of buildings, and fire suppression would be required for all buildings. The general layout of the development would consist of pedestrian sidewalks, and commercial storefront, parking access off Williams Street, and a Public Green Space/ future commercial residential development to the east of the multi-story self-storage building. The design of Parcel 7 has design guidelines that indicate that the exterior of buildings will be a combination of brick masonry panels, and stucco, glass reveals will be clear in order to provide life and movement to the building, Williams Street will have a storefront type face. Vinyl or similar material and EFIS will not be allowed. Building design will offer architectural interest to depth of façade changes along Williams and Hampton Street. Parking will be provided off of Williams and Hampton Streets behind building. As a low traffic generator the self-storage portion of the parcel will require 12-25 parking spaces based on final design.

Text Amendments to the PUD have occurred on Pages 2, 3, 11 and 12 in reference to the addition of Parcel 7.

## CURRENT PARCEL CHARACTERISTICS/CONDITIONS

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Currently, the total acreage of the associated parcels is 24.72 acres and is located at the corner of Williams and Hampton Streets. The area of the expanded PUD is 1.86 acres.

## PLANS, POLICIES, AND LAND USE

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

Subject parcel is designated "Urban Core Regional Activity Center (UCAC -3)" in *The Columbia Plan 2018* Future Land Use Map.

These developments are intense mixed-use business districts within the urban context. They may be adjacent to the central business district or found in outer areas of the city. They are primary destinations for work and play which attract people from more than a 20-mile radius or drive distance. The uses are built within the urban blocks and grid, and whole scale redevelopment of blocks or adaptive reuse of existing structures may occur in these areas. Their scale is large and may take up multiple city blocks. Their primary use is as a business district but high-intensity residential in mixed-use buildings is also appropriate.

### Primary Types

- Small to Extra Large Business/Employment (incl. High-rise, excl. Flex)
- Multi-family Medium and High-rise Mixed-use

### Secondary Types

- Multi-family Medium to High-rise

- Small to Large Flex
- Civic/Institutional
- Parking Structures

### Tertiary Types

- Single-family Attached
- Cemeteries & Mausoleums
- Parking Lots

## **PROPOSED ZONING DISTRICT SUMMARY**

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The parcel is currently zoned C-1 (Office and Institutional District) in the City of Columbia. The proposed zoning is PUD –R (Planned Unit Development – Residential).

The intent of planned unit development districts is to derive the benefits of efficiency, economy and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this article to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height insofar as the city council shall deem appropriate to fulfill the intent of this article, upon presentation of certification from the owners, developers or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this article.

## **STAFF RECOMMENDATION**

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

























Staff recommends the planning commission recommend to Council the approval of the major amendment to the PUD and rezone the referenced parcels from C-1/DD to PUD/DD.

# Future Land Use Map

Canalside: TMS# 09005-03-01 thru -18 FLU: UCAC-3  
 Addition: TMS# 09009-14-11, -14, -15, -22 thru -28, and -31

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 75 150 300 Feet

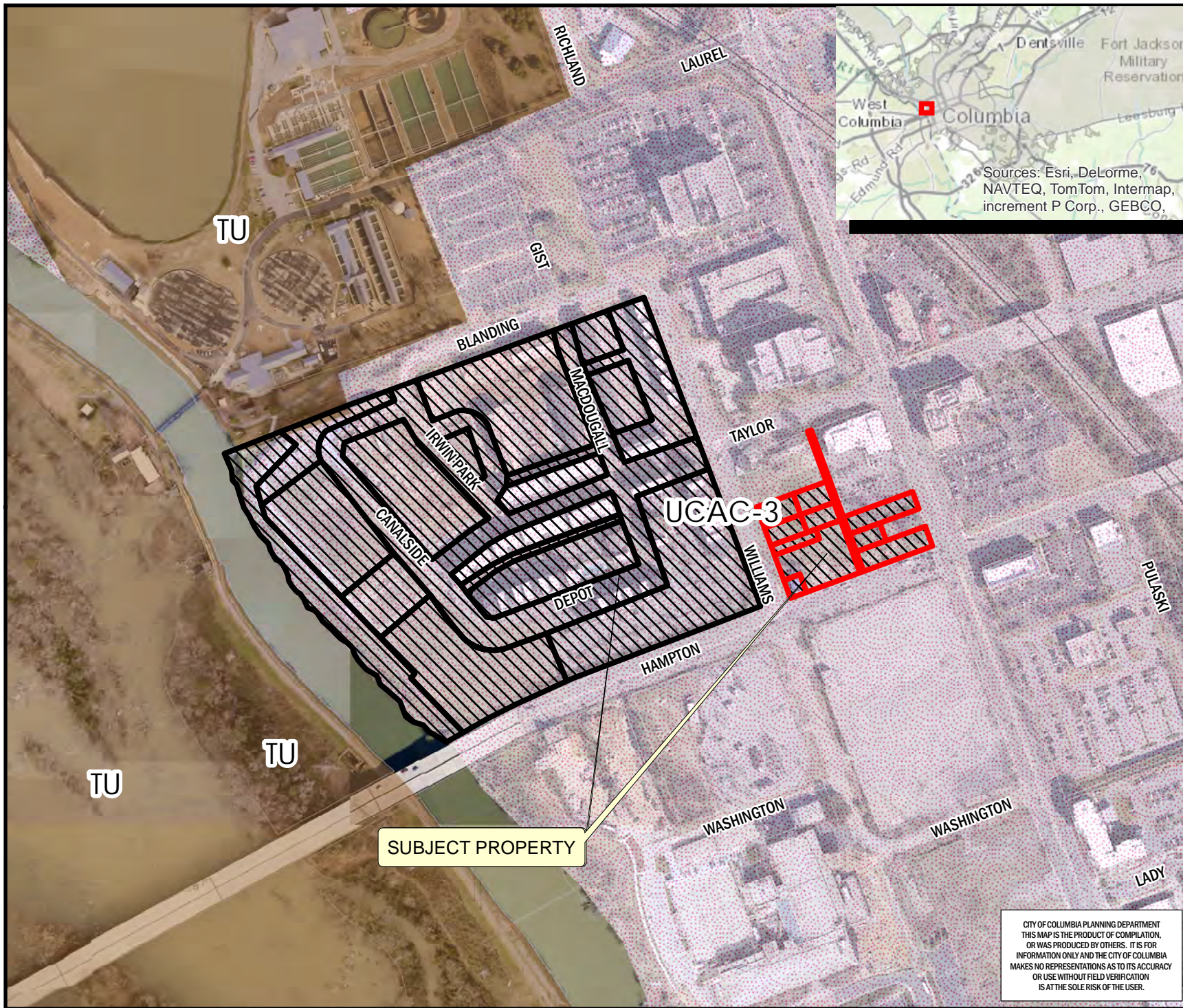
### ORIGINAL PREPARATION/DATE:

This map was prepared by:

S. W. Hudson, III  
 September 21, 2015



We Are Columbia



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

# Zoning Map

Canalside: TMS# 09005-03-01 thru -18 ZONED: PUD-C, DD  
 Addition: TMS# 09009-14-11, -14, -15, -22 thru -28, and -31

Department of Planning & Development Services

**Legend**

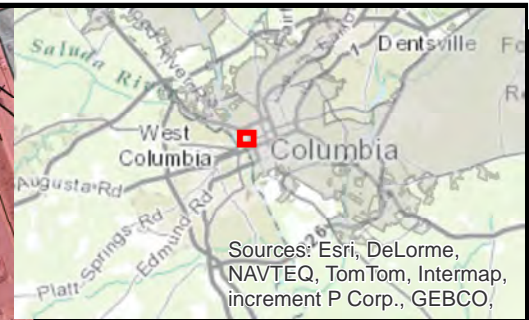
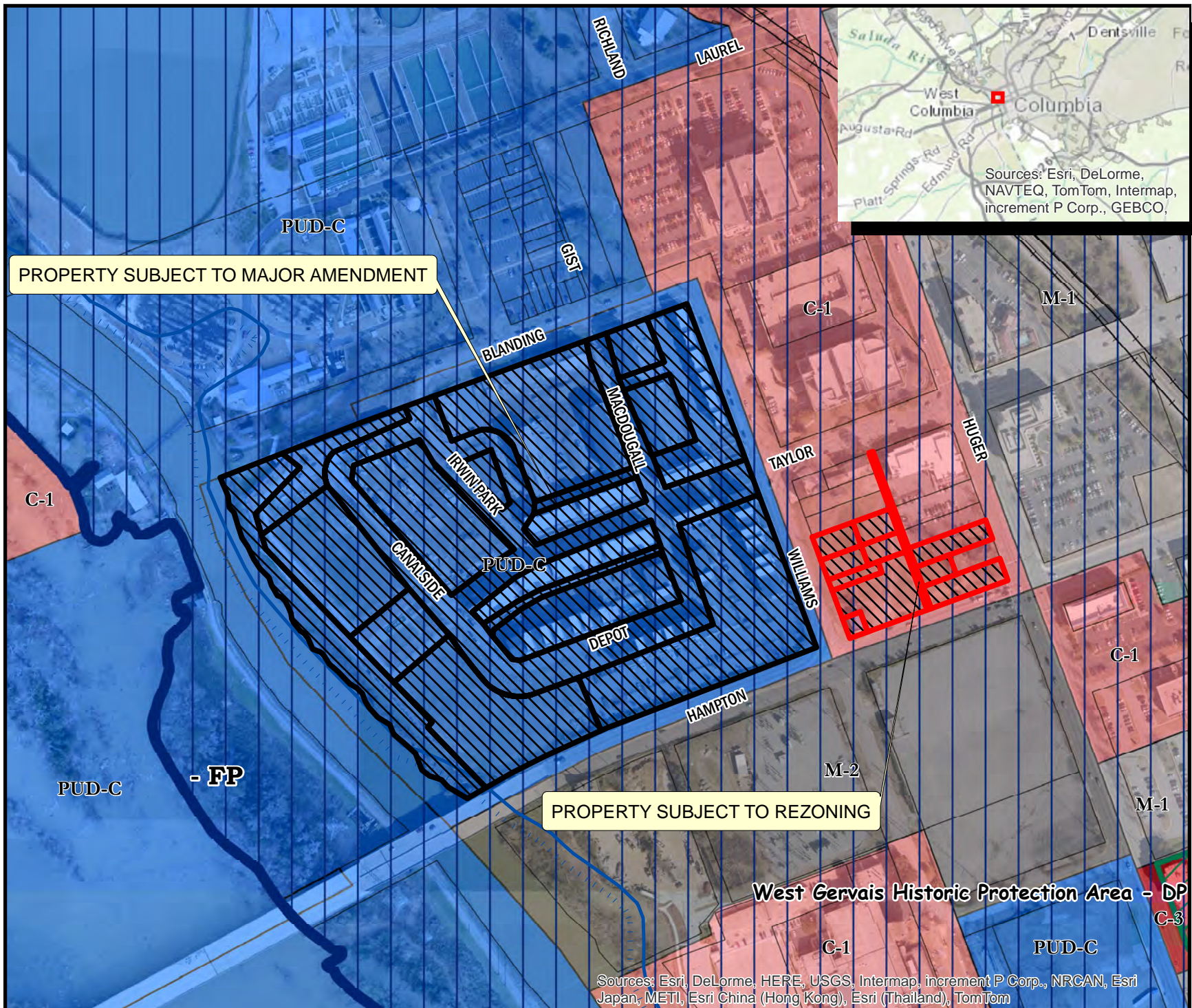
- CITY LIMITS
- PARCELS

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 70 140 280 Feet

**ORIGINAL PREPARATION/DATE:**  
 This map was prepared by:  
 S. W. Hudson, III  
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Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

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