

Columbia, Missouri

Development Code Update

Review of
Annotated Outline

May 6, 2014



CLARION

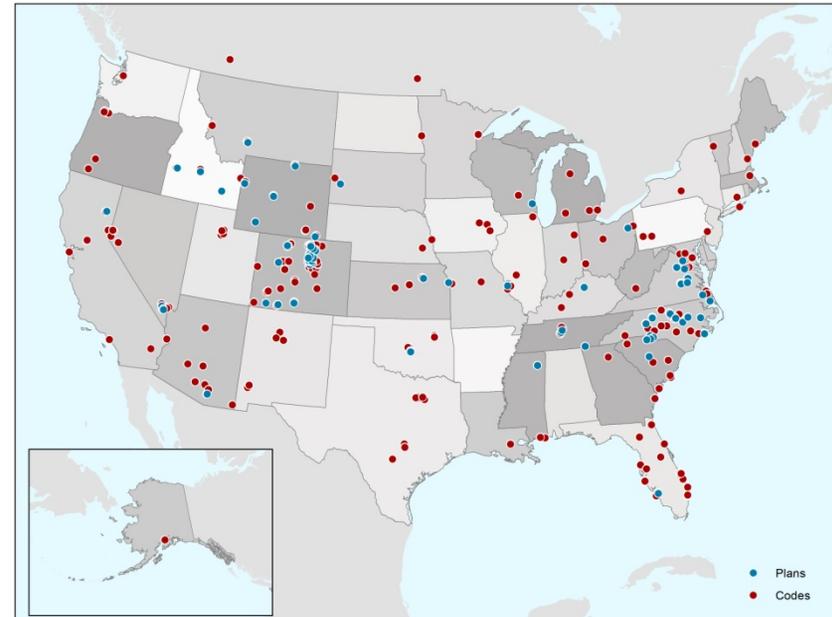
Clarion Associates, LLC In Association with Ferrell Madden

PRESENTATION OVERVIEW

- **Overview of Development Code Update Project**
- **Detailed Outline of Development Code**
- **Next Steps**
- **Questions and Discussion**

CLARION ASSOCIATES

- National consulting practice with 22+ years of experience
- Planners, attorneys, designers, landscape architects
- Numerous development code projects nationwide (130+ communities)
- Recognized leaders in hybrid form-and-use codes, sustainable codes, and graphically illustrated codes



TEAM ORGANIZATION

CLARION ASSOCIATES Lead Firm

*Don Elliott, FAICP – Project Manager
Kristin Cisowski, LEED AP – Associate*



Ferrell Madden Sub-Consultant

*Geoff Ferrell, FBCI– Principal
Mary Madden, AICP – Principal*



DEVELOPMENT CODE UPDATE PROJECT

DEVELOPMENT CODE UPDATE

REQUEST FOR PROPOSAL
DEVELOPMENT CODE - RFP
FOR THE
CITY OF COLUMBIA, MISSOURI



A comprehensive update of the City's land development codes:

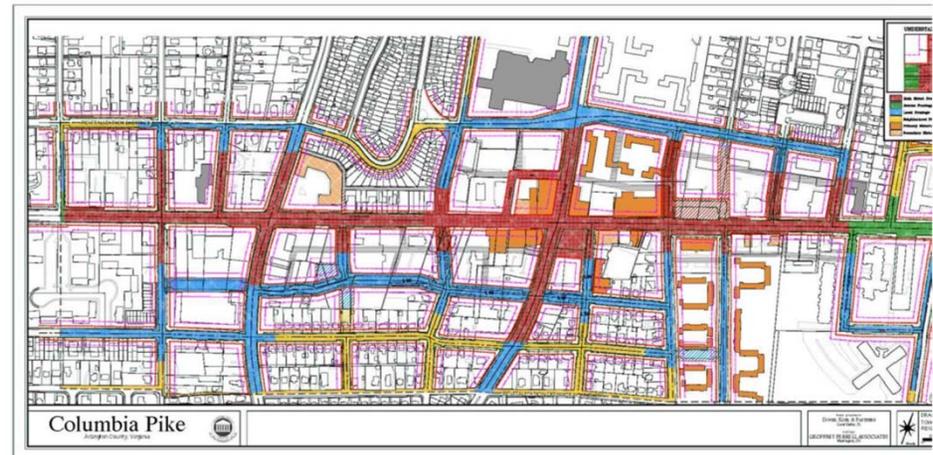
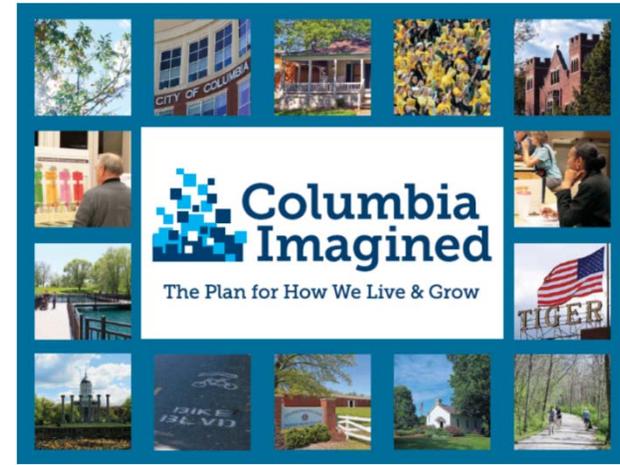
- **Zoning Ordinance (Chapter 29)**
- **Subdivision Regulations (Chapter 25)**

Create a new "Unified Code"

- Limited zoning map revisions

PROJECT GOALS

- Implement *Columbia Imagined*
- Create a new Unified Development Ordinance
- Focus public involvement
- Reformat and reorganize
- Streamline administration
- User-friendly
- Incorporate targeted form-based controls for downtown



PROJECT OVERVIEW

1. Initial Scoping, Analysis & **Direction**



2. **Detailed Outline of Development Code**



3. Staff Draft of Revised Development Code

Spring 14
to
Spring 15

4. Public Draft of Revised Development Code

5. Code Testing

Summer
2015

6. Refinement & Adoption

Fall - Winter
2015

1. INITIAL SCOPING, ANALYSIS & DIRECTION

2. DETAILED OUTLINE OF NEW CODE

- Document review and analysis ✓
- Initial meetings and **public education/input session #1** ✓
- Detailed outline of new code ★
- **Public education/input session #2** ★

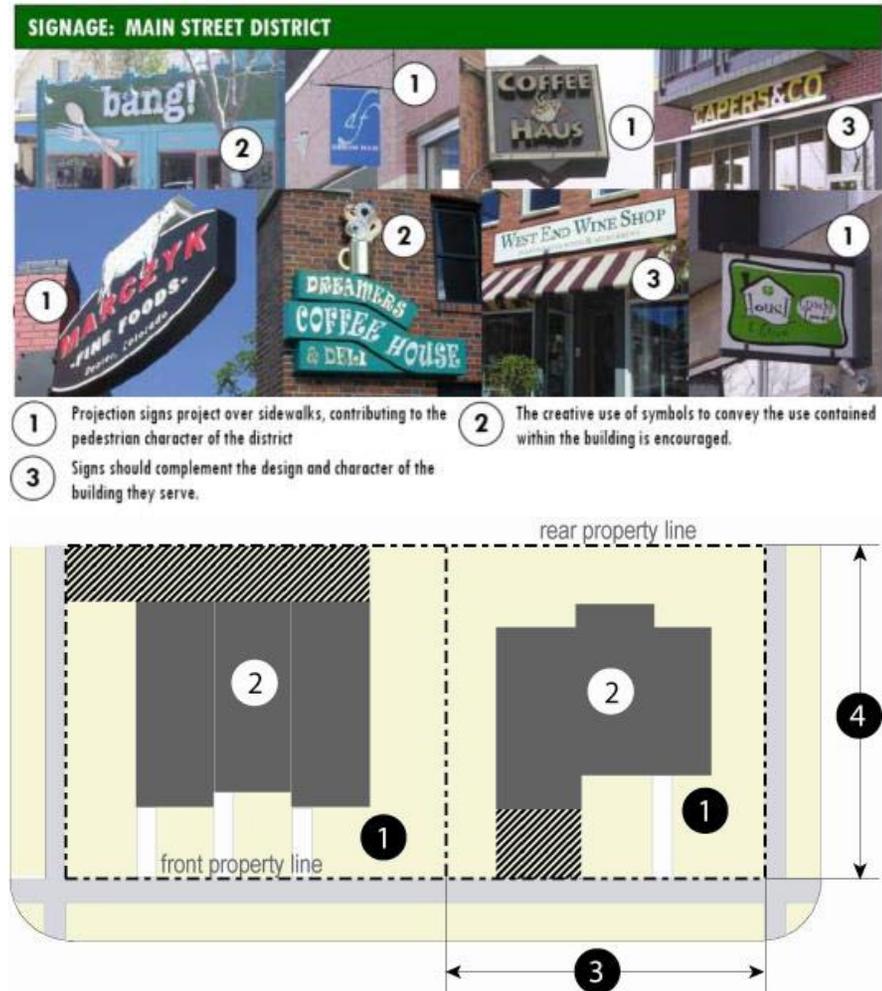


DETAILED OUTLINE OF DEVELOPMENT CODE

PART 1. CODE ASSESSMENT

General Observations

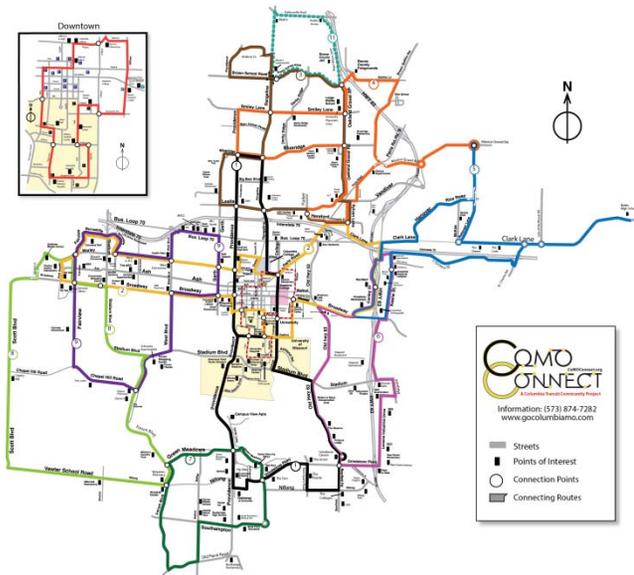
- *Columbia Imagined* is not reflected
- Few visual aids
- Uneven structure/disbursement of topics
- Repetitive structure (e.g., “pyramid” zoning)
- “Use-Driven”
- Mechanical subdivision regulations



PART 1. CODE ASSESSMENT

Existing Planned Districts (PD)

- Planned Unit Development (PUD)
- Planned Office (O-P)
- Planned Business (C-P)
- Planned General Industrial (M-P)



More Specific Observations

- Misleading zoning district titles (i.e., mixed use districts are not identified)
- Heavy focus on planned districts
- Few controls on appropriate scale
- Higher density development (e.g., near transit nodes) is not encouraged

PART 2. DETAILED OUTLINE OF NEW UNIFIED DEVELOPMENT ORDINANCE (UDO)

- A New UDO Structure
- Identifies:
 - Where existing regulations (that work well) will be integrated into UDO
 - Where (and how) existing, weak regulations will be revised
 - Where new sections will be added
 - Obsolete regulations that will be deleted

CHAPTERS:

General Provisions (29-1)

Zoning Districts (29-2)

Permitted Uses (29-3)

Form and Development Controls (29-4)

Procedures and Enforcement (29-5)

NEW UDO STRUCTURE

Current Subdivision Structure

- I. In General
- II. Plats, Permits, Exceptions
- III. Subdivision Process
- IV. Streets
- V. Reserved
- VI. Sidewalks
- VII. Lots
- VIII. Public Improvements
- IX. Separability, Violations and Penalties

Current Zoning Structure

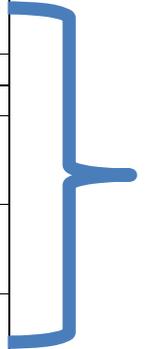
- 29-1 Tense and usage
- 29-2 Definitions
- 29-3 Districts established
- 29-4 District map adopted
- 29-5 Compliance
- 29-6 to 22 Zoning districts (19); Overlay Districts (4); including uses and dimensional standards
- 29-23 Conditional use permits
- 29-25 to 29-30.1 Uses and various design standards
- 29-31 to 36 Procedures/ administration
- 29-37 Certificate of occupancy
- 29-38 to 41 More procedures/ administration

Proposed UDO Structure

1. General Provisions
 - Title, Authority, Applicability
2. Zoning districts
 - One chapter covering the intent of each district
3. Permitted Uses
 - A table identifying permitted and conditional uses in all districts and any special conditions applying to that use
4. Form and Development Controls
 - Tables identifying development density, height, setbacks and form controls applicable to different types of buildings in different zoning districts
5. Procedures and Enforcement
 - A description of each application procedure, who makes the decision, and the criteria used by the decision-maker.
 - Clear statements of what constitutes a violation and the penalties for those violations

ZONING DISTRICTS (CHAPTER 29-2)

Columbia, Missouri, Zoning districts - Comparison	
Current districts	Proposed districts
Base Zoning districts (19)	Base Zoning districts (14)
Residential (6)	Residential (5)
R-1 One-Family Dwelling	R-1 One-Family Dwelling
R-2 Two-Family Dwelling	R-2 Two-Family Dwelling
R-3 Medium Density Multiple-Family Dwelling	R-M Multiple-Family Dwelling
R-4 High Density Multiple-Family Dwelling	<i>(Consolidates current R-3 and R-4 districts)</i>
RMH Residential Manufactured Home	R-MH Residential Manufactured Home
PUD Planned Unit Development	<i>Incorporated in a single PD district</i>
Office (3)	Mixed Use (4)
O-1 Office	MU-O Mixed Use - Office
O-2 Special Office	<i>(Consolidates current O-1 and O-2)</i>
O-P Planned Office	<i>Incorporated in a single PD district</i>
Commercial (4)	
C-1 Intermediate Business District	MU-N Mixed Use - Neighborhood
	<i>(Based on current C-1 with additional form-based controls available for specific corners/areas)</i>
C-3 General Business District	MU-C Mixed Use - Corridor
	<i>(Based on C-3 with additional density permitted for specific corners with bus transit nodes)</i>
C-2 Central Business District	MU-DT Mixed Use - Downtown
	<i>(Replaces current C-2 with form-based controls)</i>
C-P Planned Business District	<i>Incorporated in a single PD district</i>
Industrial (5)	Special Purpose (5)
M-R Research, Development and Office Park	BP Business/Industrial Park
M-C Controlled Industrial District	IG Industrial
M-1 General Industrial District	<i>(Consolidates current M-C, M-1 and M-U)</i>
M-U Underground Space	
M-P Planned General Industrial District	<i>Incorporated in a single PD district</i>
Agricultural (1)	
A-1 Agricultural	A Agricultural
	O Open Space
	<i>(New district for parks and conservation areas)</i>
	PD Planned Development
	<i>(Consolidates current PUD, O-P, C-P, and M-P)¹</i>
Overlay Districts (6)	Overlay Districts (4)
UC Urban Conservation	UC-O Urban Conservation Overlay
S-R Scenic Roadway Area	SR-O Scenic Roadway Area
HP Historic Preservation	HP-O Historic Preservation
F-1 Floodplain	FP-O Floodplain
Communication Antennas and Towers	<i>Incorporated as a Conditional Use</i>
Wind Energy Conversion Systems	<i>Incorporated as a Conditional Use</i>



NEW MIXED USE DISTRICTS

Many existing districts already allow a variety of uses. So, we combined, carried forward, or replaced and renamed these districts to reflect this variety.



- **Mixed Use – Office (MU-O)**
 - Integrates O-1, O-2, & R-3
- **Mixed Use – Neighborhood (MU-N)**
 - Replaces C-1
 - Simple pedestrian-oriented standards applicable in some areas
- **Mixed Use – Corridor (MU-C)**
 - Carries C-3 forward
 - Extra height/density/build-tos for key bus route areas and intersections
- **Mixed Use – Downtown Form (MU-DT)**
 - A new “form-based” district replacing C-2

MIXED USE-DOWNTOWN FORM (MU-DT)

- Responds to Downtown Urban Design Charrette (April 2010), stakeholder, and public feedback
- Considers the C-2 Interim Ordinance
- Tailored to address key downtown form issues (e.g., building height, street level retail, building setbacks)
- Regulating plan will identify different subareas of downtown (i.e., Broadway and Walnut Streets may have different development standards)

403. General Urban Frontage

ILLUSTRATIONS AND INTENT

Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Building Envelope Standard.

This is the basic urban STREET FRONTAGE, once common across the United States. The uses range from commercial to residential, retail to municipal—and combinations of all of the above. The primary form is that of a multi-story building placed directly at the sidewalk with windows across the FACADE. There could be several buildings lined up shoulder to shoulder, filling out a BLOCK, or on smaller BLOCKS, a single building might fill the BLOCK face.



September 2011

Overland Park Form-Based Code 23

A SINGLE PLANNED DEVELOPMENT DISTRICT

No need to have a separate Planned Development District for each major land use type

- New UDO structure integrates the following districts:
 - Planned Unit Development
 - Planned Office
 - Planned Business
 - Planned General Industrial



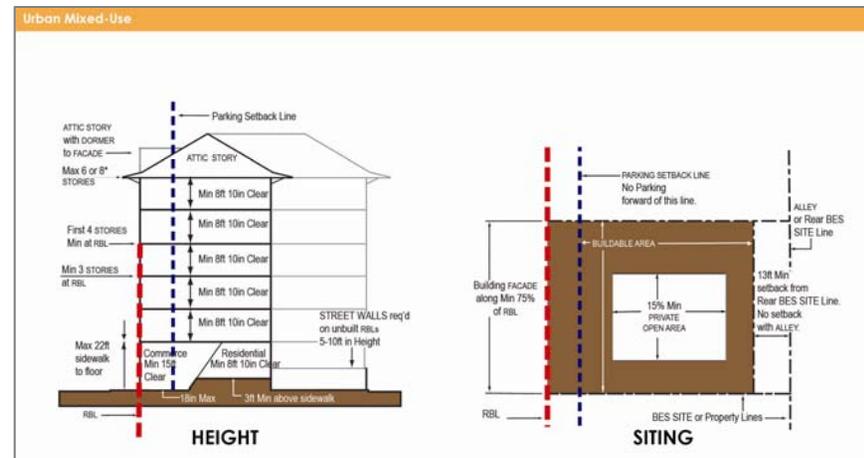
Into a single Planned Development districts

Standards and criteria for different types of development will probably differ within this single district

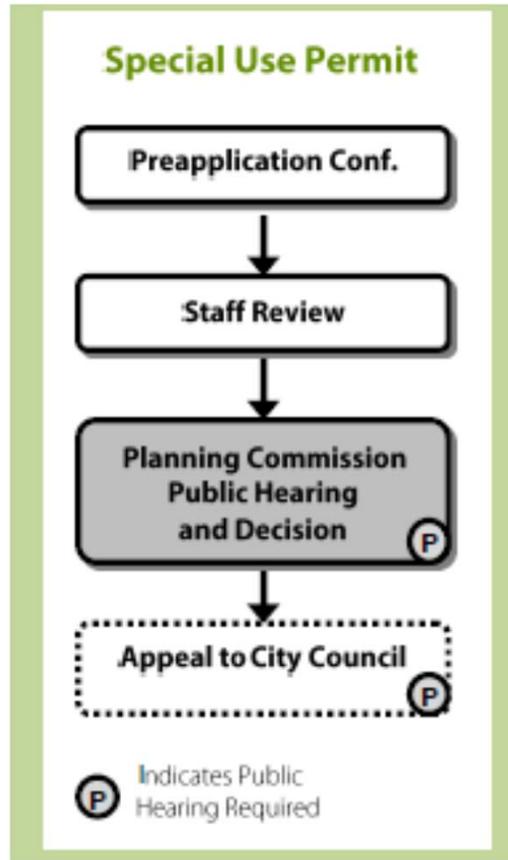
FORM AND DEVELOPMENT CONTROLS (CHAPTER 29-4)

- Addresses many *Columbia Imagined* goals
- Consolidates size, form, layout, sustainability, and livability standards for development
- Presents standards in a dimensional table
- Incorporates Subdivision Ordinance standards
- Includes form-based controls

RESIDENTIAL ZONING DISTRICT DIMENSIONS										
District	Max. Density (D.U./Acre)	Min. Lot Area / D.U. (Sq. Ft.)	Min. Required Setback (Ft.)				Max. Height		Min. Lot Dimensions	
			Front	At Least One	Total of Two	Rear	Ft.	Stories	Area (Sq. Ft.)	Width (Ft.)
AG		100,000	40 [1]	10% of lot width	20% of lot width	50	30		100,000	200
R1A	[6]	20,000	40	7	18	50	30		20,000	90
R1B	[6]	10,000	30	5	14	40	30		10,000	70
R1C	[6]	7,200	25	5	10	30	30		7,200	60
R1D	[6]	5,000	25	3	6	20	30		5,000	40
R2A	[6]	4,250	25 [4]	5 [4]	10 [4]	30 [4]	30	-	8,500	60



PROCEDURES AND ENFORCEMENT (29-5)



- Consolidates and clarifies “how” the City grants permission (or does not require permission) for developments to proceed
- Includes a regulatory procedures table and flow-charts

Table 1131-1: Procedures Table

H = Hearing (Public Hearing Required) D = Decision (Responsible for Final Decision)
 M = Meeting (Public Meeting Required) A = Appeal (Authority to Hear/Decide Appeals)
 R = Recommendation (Responsible for Review and a Recommendation)

Procedure	Section	City Council	Planning Commission	Board of Zoning Appeals (BZA)	Planning Department
Zoning Ordinance Text or Map Amendment	1132.05	H-D	M-R		R
Site Plan Review	1132.06		M-D		R
Conditional Use Review	1132.07		H-D		R
Certificate of Appropriateness	1132.08		M-D		R
Appeals	1132.11			H-A	
Dimensional Variance	1132.09			H-D	R
Nonconforming Use Review	1132.10			H-D	R
Minor Administrative Modification	1132.12				D
Zoning Permit	1132.13				D
Certificate of Occupancy	1132.14				D

QUESTIONS?



NEXT STEPS

- **Staff Drafts of New Code**
(Begin May 2014)
 - Zone districts and uses (Module 1)
 - Form and development controls (Module 2)
 - Approval procedures (Module 3)

- **Public Drafts of New Code**
(Begin July 2014)
 - Revise Staff Drafts
 - **Present 3 Public Draft Modules**
 - Include revisions in Integrated Draft of full UDO



Questions & Discussion

For more information or comments please contact:

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& check out:

http://www.gocolumbiamo.com/community_development/planning/dev_code_project/index.php



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