

Columbia, Missouri

Development Code Update

PROJECT SUMMARY

Background

The City of Columbia has hired Clarion Associates and Ferrell Madden Associates to prepare a comprehensive update of its land development codes, including but not limited to the Zoning Ordinance (Chapter 29) and Subdivision Regulations (Chapter 25). Current land use regulations for the downtown area may be replaced or supplemented by form-based controls that emphasize the consistency of the urban form and allow more flexible mixes of uses in that area. All land use regulations will be integrated and illustrated to incorporate best practices, to improve user-friendliness, to guide more consistent decision-making, and to simplify administration. Once the resulting development code has been drafted, a limited revision to the existing zoning map will be completed to align with the new code.

Clarion is a national land use consulting firm that has completed over 130 zoning and development code revision projects throughout the U.S. and Canada. Staff assigned to this project include Don Elliott, FAICP (planner-lawyer), Kristin Cisowski, LEED AP (planner-lawyer-engineer), and Alyssa Myers (graphic artist). Ferrell Madden is a nationally-recognized firm specializing in form-based zoning controls and urban design. Staff assigned to this project include Geoff Ferrell, FBCI, and Mary Madden, AICP.

Generalized Work Plan

Task 1: INITIAL SCOPING, ANALYSIS AND DIRECTION

The consultant team will review the current ordinances in detail, as well as recent adopted plans and plans-in-progress and drafts of revised zoning materials prepared by staff over the past several years. We will visit Columbia in late January 2014 to meet with City Council members, stakeholders and city staff, to tour examples of good development, and to hold a public educational/input session. During this first visit, the consultant team will work with city staff to finalize a public engagement strategy. Following this first round of input sessions, Clarion staff will prepare a detailed outline of the revised development code structure – including initial recommendations for changes -- that will be posted on the City of Columbia web site and will be discussed at a second public meeting approximately one month later.

Task 2: STAFF DRAFT OF REVISED ZONING ORDINANCE

The consulting team will then prepare a Staff Draft of the new Columbia Zoning Ordinance. The Staff Draft will be prepared in three "modules": (1) proposed districts and permitted uses, (2) form and development controls, and (3) approval procedures. Each module will be discussed with Columbia staff to correct errors and avoid misunderstandings about intended directions for the new development code.

Task 3: PUBLIC DRAFT OF REVISED ZONING ORDINANCE

The Clarion/Ferrell Madden will then revise each of the three modules to a Public Draft that will be posted on the Columbia web site and will be the subject of a public meeting and stakeholder briefings approximately one month after it is posted. After posting each Public Module, we will begin work on the Staff Draft of the next module. Following the public meeting on each module, we will note the changes requested by the public and stakeholders, but will not issue a revised draft of that module. Instead, we will collect all changes to all three modules and then issue an integrated draft of the full development code with those changes included.

Task 4: CODE TESTING

Because there is always apprehension about how a new development code will impact traditional or desired types of development, the consulting team will then test the integrated Public Draft of the development code by evaluating how six different development proposals would fare under the new rules.

Task 5: ADOPTION

City staff will then compile any changes suggested by the code testing (and other late changes) and those will be included in a Hearing Draft of the development code. The consultant team will then present the code at adoption hearings, and if those hearings result in requests for additional changes, will incorporate those changes into the final development code.

PROJECT SCHEDULE

COLUMBIA DEVELOPMENT CODE UPDATE TIMELINE																								
Tasks	2014												2015											
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Task 1: Initial Scoping, Analysis, Direction																								
Task 2: Team Draft of Development Code																								
Task 3: Public Draft of Development Code																								
Task 4: Code Testing																								
Task 5: Refinement and Adoption																								

If you have questions or comments about any aspect of the Columbia Development Code Update project, please do not hesitate to contact Tim Teddy, Director of Community Development at ttteddy@gocolumbiamo.com.