

Columbia, Missouri

Development Code Update

Public Education
& Input Session

January 28, 2014



CLARION

Clarion Associates, LLC In Association with Ferrell Madden

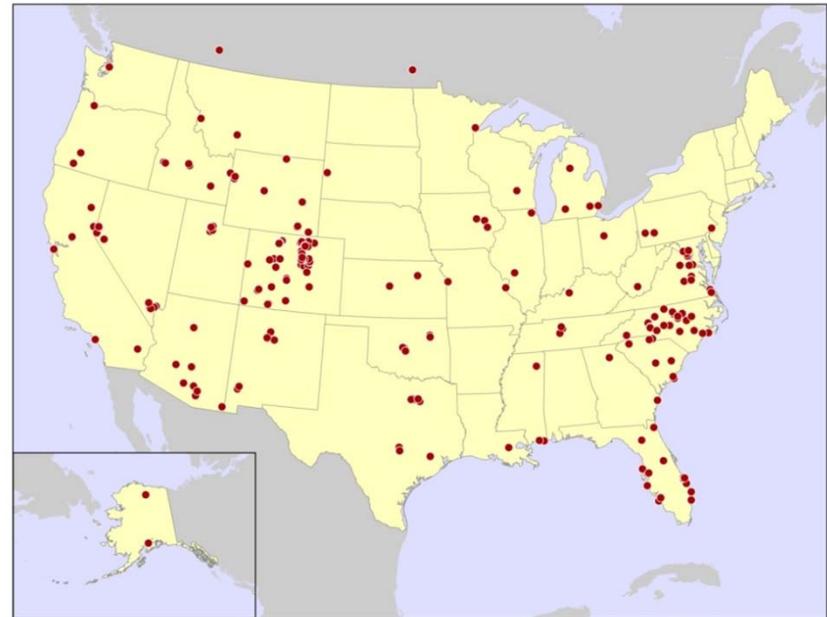
PRESENTATION OVERVIEW

- **Who We Are**
- **Development Code Update Project**
- **Existing Development Code Background**
- **Next Steps**
- **Questions and Discussion**

WHO WE ARE

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

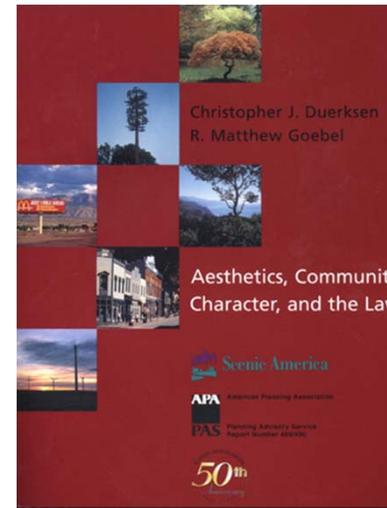
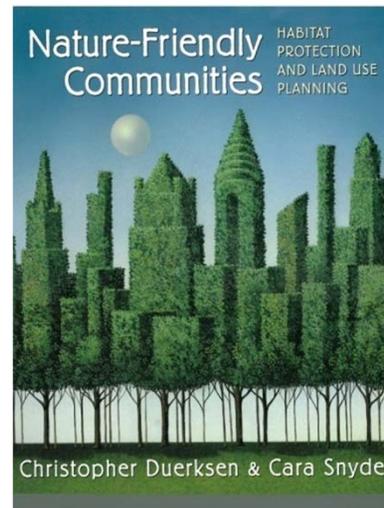
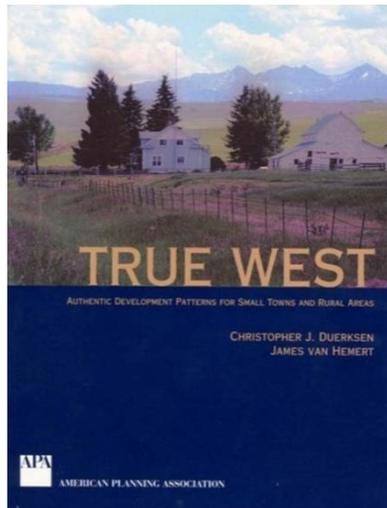
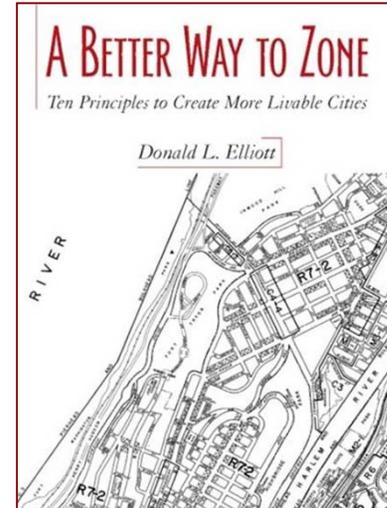
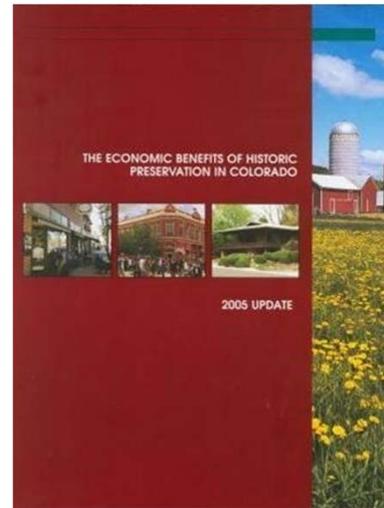
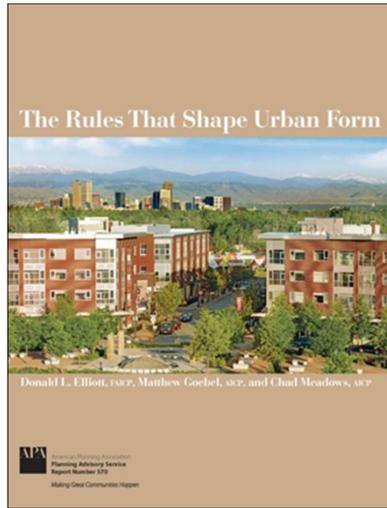
*Don Elliot, FAICP – Project Manager
Kristin Cisowski, LEED AP – Associate
Alyssa Myers – Graphics Coordinator*

Ferrell Madden Sub-Consultant

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



PUBLICATIONS



EXPERIENCE WITH FORM-BASED CONTROLS

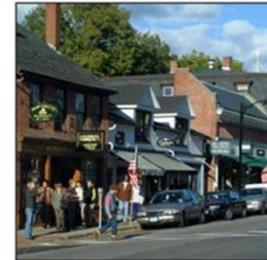
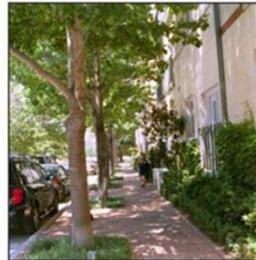


304. General Frontage

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 FORM STANDARD.

The General BUILDING FORM STANDARD is the basic STREET FRONTAGE, common across the United States until the recent past. The uses are not specific, ranging from commercial to RESIDENTIAL, RETAIL to CIVIC—or some combination 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 a single building on smaller BLOCKS might fill the frontage line. Depending on BLOCK length, there will be one or more functioning entrances and the building façade composition will be visually broken into vertical bays.



June 2010
PUBLIC REVIEW DRAFT

Tri-Town Development Area Form-Based Code 25

INNOVATIVE, ILLUSTRATED CODES



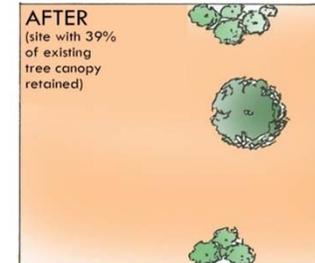
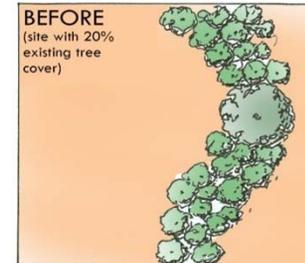
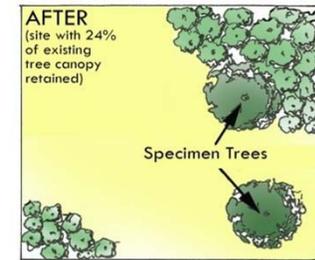
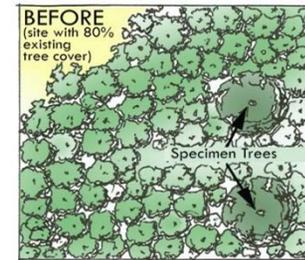
- 1 Major addition is incorporated at the rear of and perpendicular to primary building module and appears subordinate in terms of its height and mass.
- 2 Massing and form of attached single-family (duplex) is organized to give the appearance of being a large single-family home.
- 3 Traditional building forms in the Historic Crossroads Village District include simple, rectangular massing; sloped roof forms; and covered front porches and stoops.



Primary Color 1 (Red Brick)

Primary Color 2 (Light Red Brick)

Primary Color 3 (Beige Brick)



DEVELOPMENT CODE UPDATE PROJECT

DEVELOPMENT CODE UPDATE

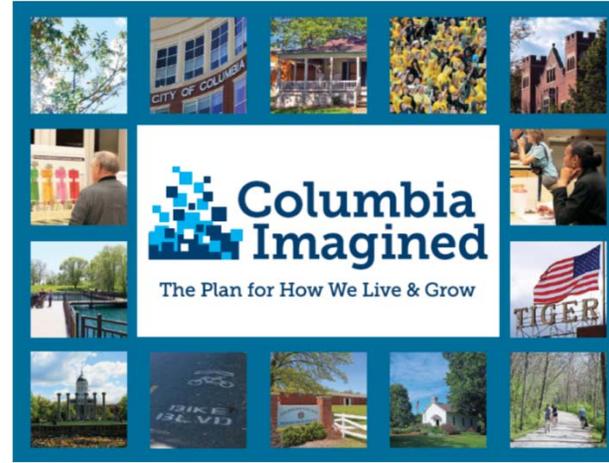
REQUEST FOR PROPOSAL
DEVELOPMENT CODE - RFP
FOR THE
CITY OF COLUMBIA, MISSOURI



- 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

GENERAL PHILOSOPHY

- Plan-based
- Informed choices
- Focus public involvement
- Build momentum & support
- Streamline administration
- Predictability & balance
- User-friendly



WORK PLAN

Task 1. Initial Scoping, Analysis & Direction

Task 2. Staff Draft of Revised Zoning Ordinance

Task 3. Public Draft of Revised Zoning Ordinance

Task 4. Code Testing

Task 5. Adoption

TASK 1. INITIAL SCOPING, ANALYSIS & DIRECTION

- Document review and analysis
- Initial meetings and **public education/input session** ★
- Detailed outline of new code



TASKS 2 & 3. DRAFT NEW CODE

TABLE 50-35-1: PROCEDURES SUMMARY TABLE							
Type of Application	Review, Decision, & Appeal Authority		Review, Decision, & Appeal Authority				
	Public Notice Required ¹	Pre-Application Required ²	Staff	Land Use Supervisor	Heritage Preservation Commission	Planning Commission ³	City Council
Comprehensive Plan Adoption/Amendment	N	✓		R		<R>	D
UDC Text or Zoning Map Amendment							
Text Amendment	N, M	✓		R		<R>	D
Map Amendment	S, N, M	✓		R		<R>	D
District Plan Adoption/Amendment	S	✓		R		<D>	<A>
Subdivision Plat Approval							
Conceptual Plat		✓		R		R	
Preliminary Plat	S			R		<D>	
Final Plat				R		D	

- **Staff Drafts (Task 2.)**
 - Zone districts & uses
 - Form and development controls
 - Approval procedures
- **Public Drafts (Task 3.)**
 - Revise Staff Drafts
 - Present 3 Public Draft modules
 - Include revisions in **Integrated Draft** of full code



TASKS 4. CODE TESTING

Two Lots – New Construction

Two Lots, 50' x 140' each (14,000 sf)

Prototype C-2

Prototype C-2 Summary:

Units

- 8 units in two buildings - apartments (800 sf)

Site Layout

- Interior shared courtyard
- Apartments front both street and courtyard

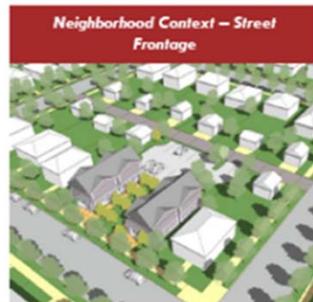
Setbacks

Front – 10'; Side – 5'

Rear – 40+'

Lot Coverage

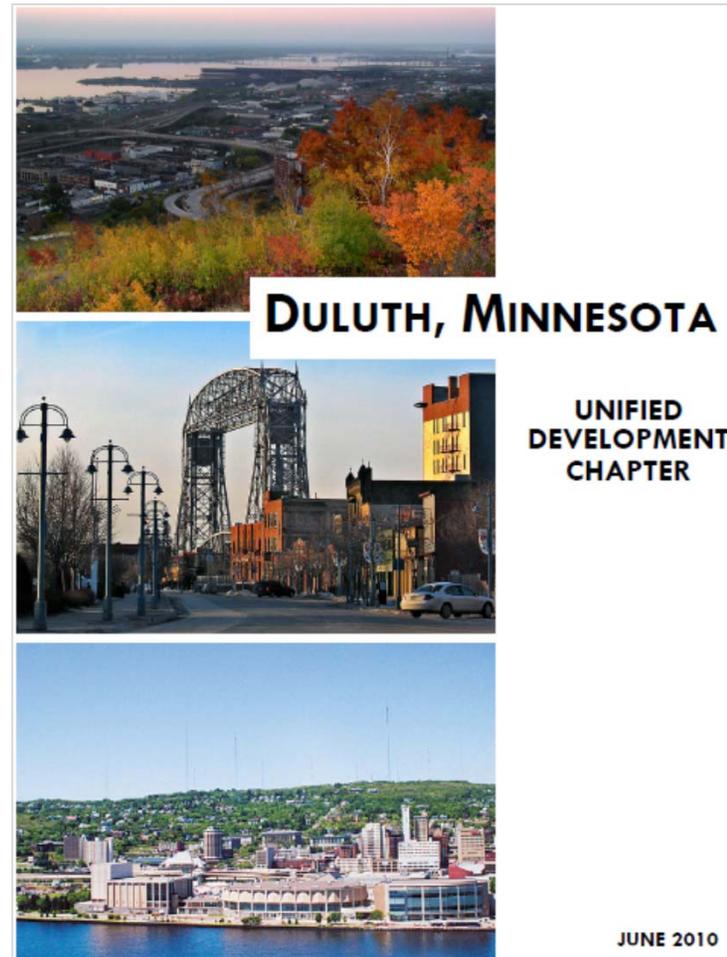
22%



- Test the **Integrated Draft**
- Evaluate how **six different development proposals** would fare under the new code
- Provides **clear guidance and predictability** to residents and development community

TASK 5. ADOPTION

- Create **Hearing Draft**, including staff & code testing revisions
- Adoption hearings
 - Planning and Zoning Commission
 - City Council
- **Final new development code**



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.
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																				■	■	■	■

QUESTIONS?



EXISTING CODE BACKGROUND

ZONING ORDINANCE: CHAPTER 29

Table of Contents (Generally)

- 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



SUBDIVISION REGULATIONS: CHAPTER 25

Table of Contents

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



EXISTING CODE OBSERVATIONS

- **Outdated structure**

- Consolidate Chapters 25 and 29
 - Makes code more user-friendly
 - For example, group design standards (Chapter 25, streets and sidewalks with Chapter 29, landscaping, parking and loading)
- Separate use regulations (permitted and conditional) from zoning districts and dimensional standards

- **Few visual aids**

- Include photographs, tables, flow charts and graphics



EXISTING CODE OBSERVATIONS

- **PD overload**
 - Each general zoning category has a planned district to allow for more flexibility (PUD, O-P, C-P, M-P), this is excessive.
- **Focus is on control of uses, not form**
 - Do you want to allow more flexibility in uses while including more detailed controls on building form?
 - Form-based controls are a better way to balance flexibility and certainty than planned districts, particularly in walkable urban areas.



EXISTING CODE OBSERVATIONS

Conventional Zoning Used

Use/Density

Management

Form

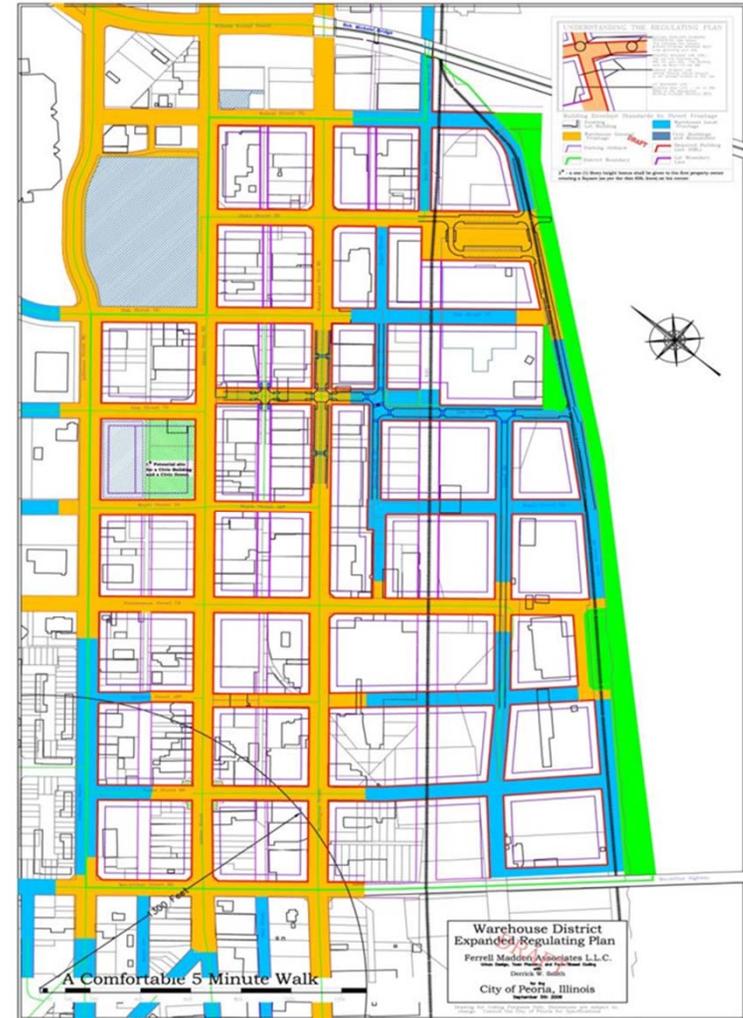
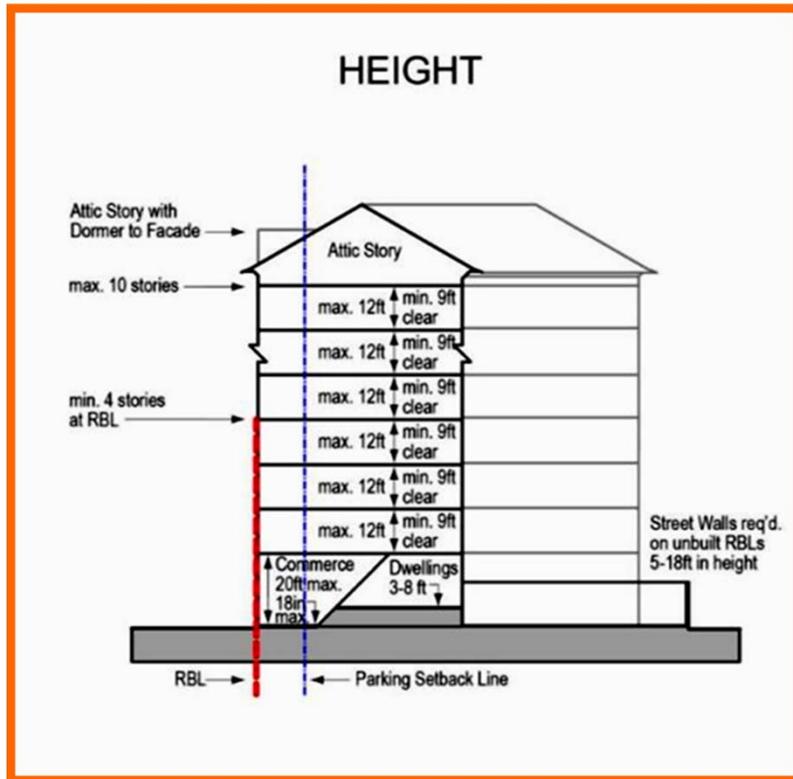
EXISTING CODE OBSERVATIONS

Form Controls



EXISTING CODE OBSERVATIONS

Form Controls Missing



NEXT STEPS

- Continue **stakeholder interviews & site visits** (Jan.) ←
- Finalize **public engagement strategy** (Jan.)
- Prepare **detailed code outline** (Mar.)



For more information or comments contact:
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& check out:

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



Questions
and
Discussion?



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