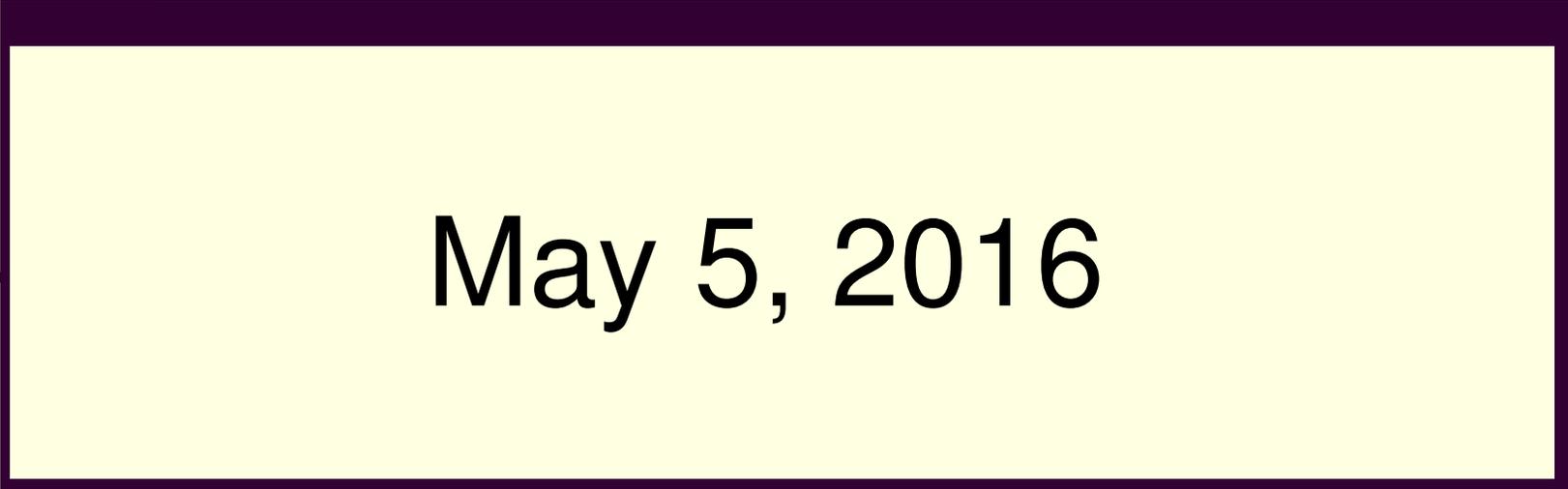

City of Columbia
Planning & Zoning
Commission

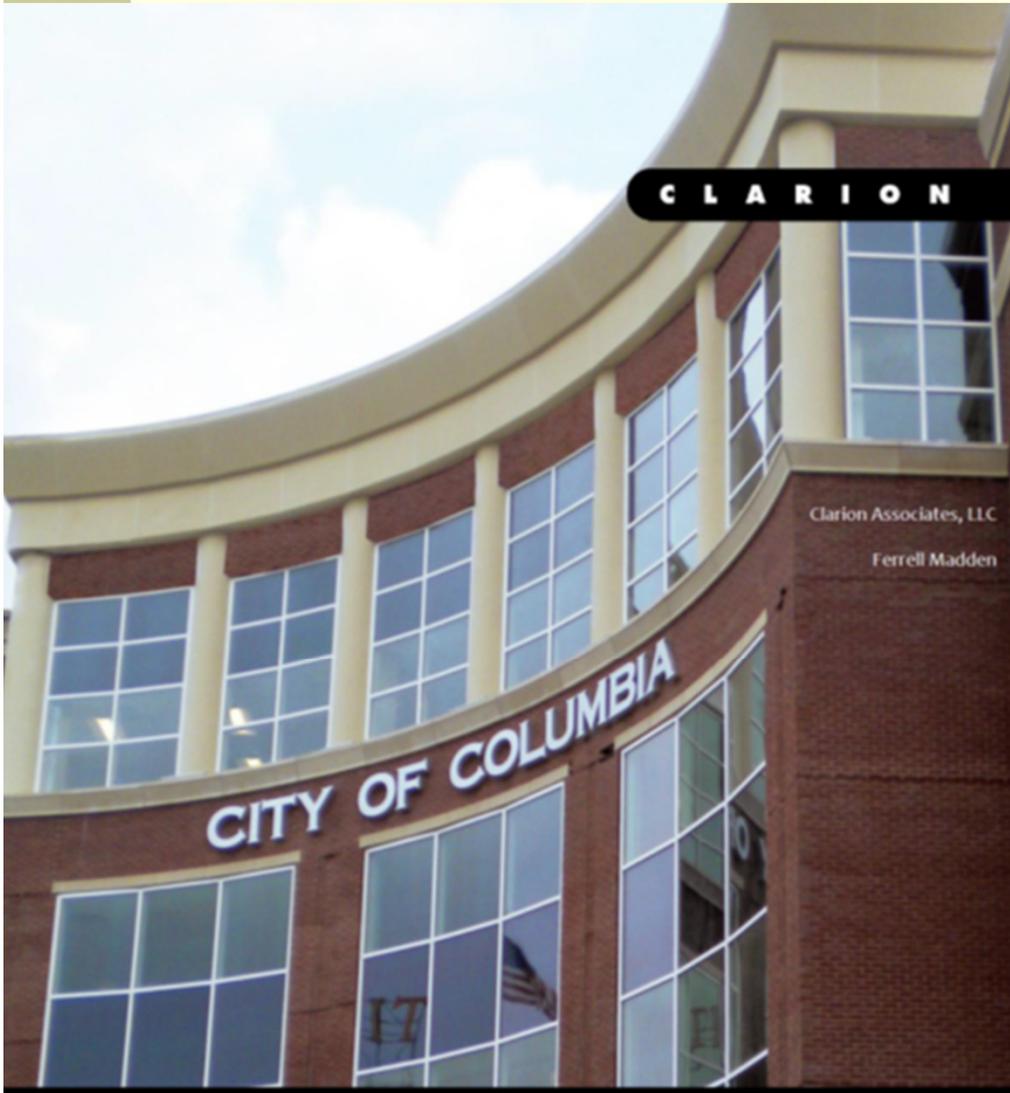
May 5, 2016



Public Information & Comments



May 5, 2016



Unified Development Code

City of Columbia, Missouri
Development Code Update

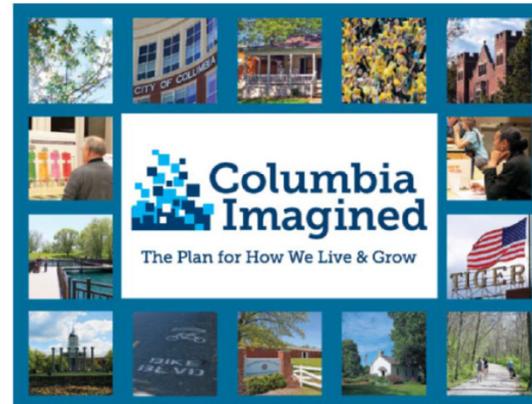
Case # 16-110
Unified Development Code
Public Information & Comment

Discussion

- Project began in January 2014
- Code prepared by Clarion Associates and Ferrell-Madden (M-DT)
- “Module” meetings held between January 2014-November 2015

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



CHAPTERS:

General Provisions (29-1)

Zoning Districts (29-2)

Permitted Uses (29-3)

**Form and Development
Controls (29-4)**

**Procedures and Enforcement
(29-5)**

Discussion

- 29-1- general authority & definitions
- 29-2 – district descriptions, dimensional tables, other standards
- 29-3 - district uses (tabled format) & use specific standards

CHAPTERS:

General Provisions (29-1)

Zoning Districts (29-2)

Permitted Uses (29-3)

Form and Development
Controls (29-4)

Procedures and Enforcement
(29-5)

Discussion

- 29-4 – “how good it has to be” section.
 - Includes design standards for M-DT, subdivision, parking, landscaping/screening, neighborhood protection, lighting, and signs
- 29-5 – “who does what and how’s it enforced” section

Discussion

1. Initial Scoping, Analysis & Direction

2. **Detailed Outline of Development Code**

3. Staff Draft of Revised Development Code

4. Public Draft of Revised Development Code

5. Code Testing

6. Refinement & Adoption

- Code was presented in 3 “modules”
 - Module 1 – Districts and Uses
 - Module 2 – Form and Development Control
 - Module 3 – Approval Procedures
- Integrated draft produced in October 2015
- Hearing draft to be prepared prior to May 19, 2016 meeting



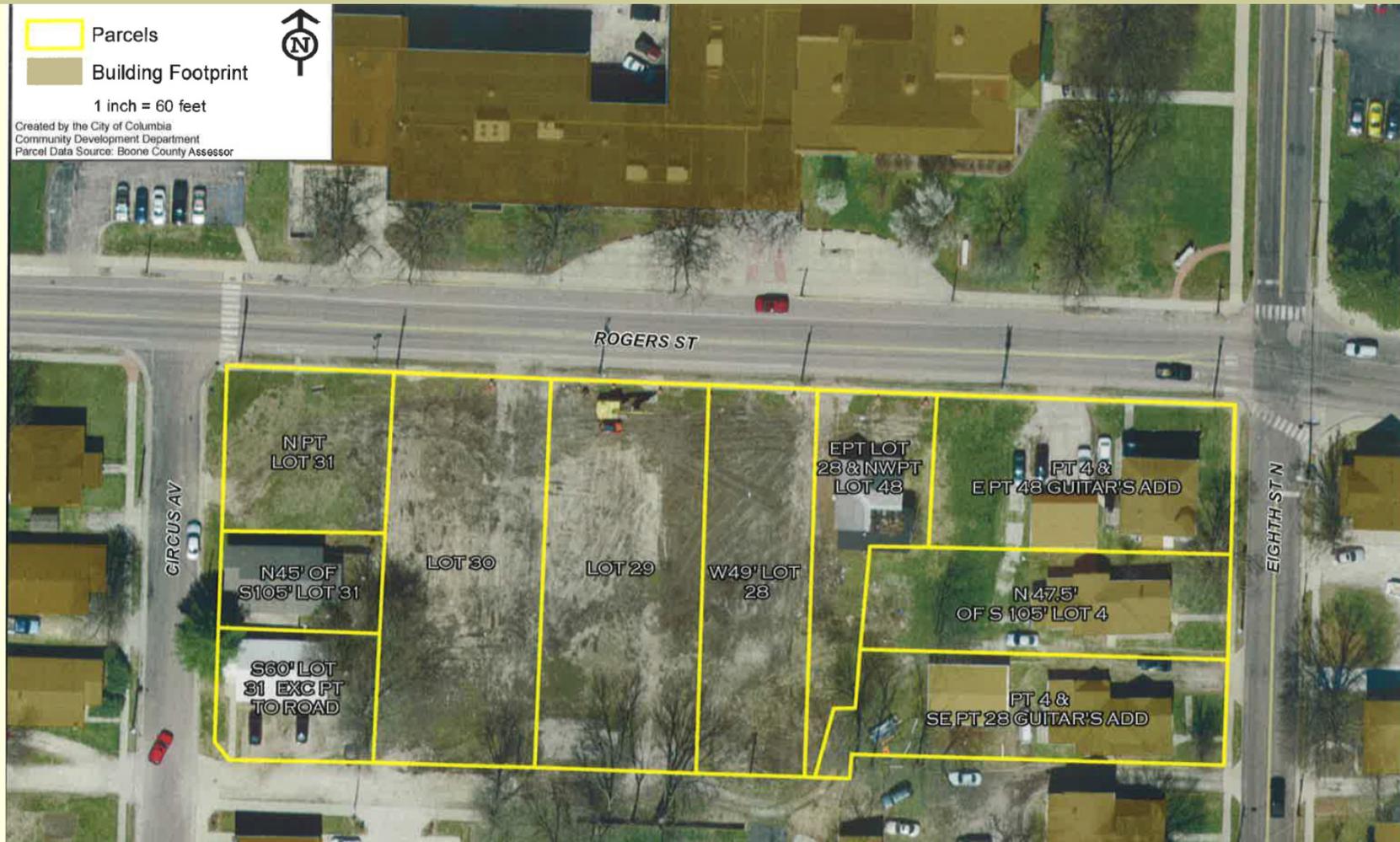
Discussion

- Code testing was conducted on 6 sites
- Purpose of tests was to determine how the UDC would impact proposed new development
- Code test locations were chosen by staff, distributed throughout the city, and represented several development scenarios

Code Test 1

R-MF lots adjacent to single-family(R-1) lots

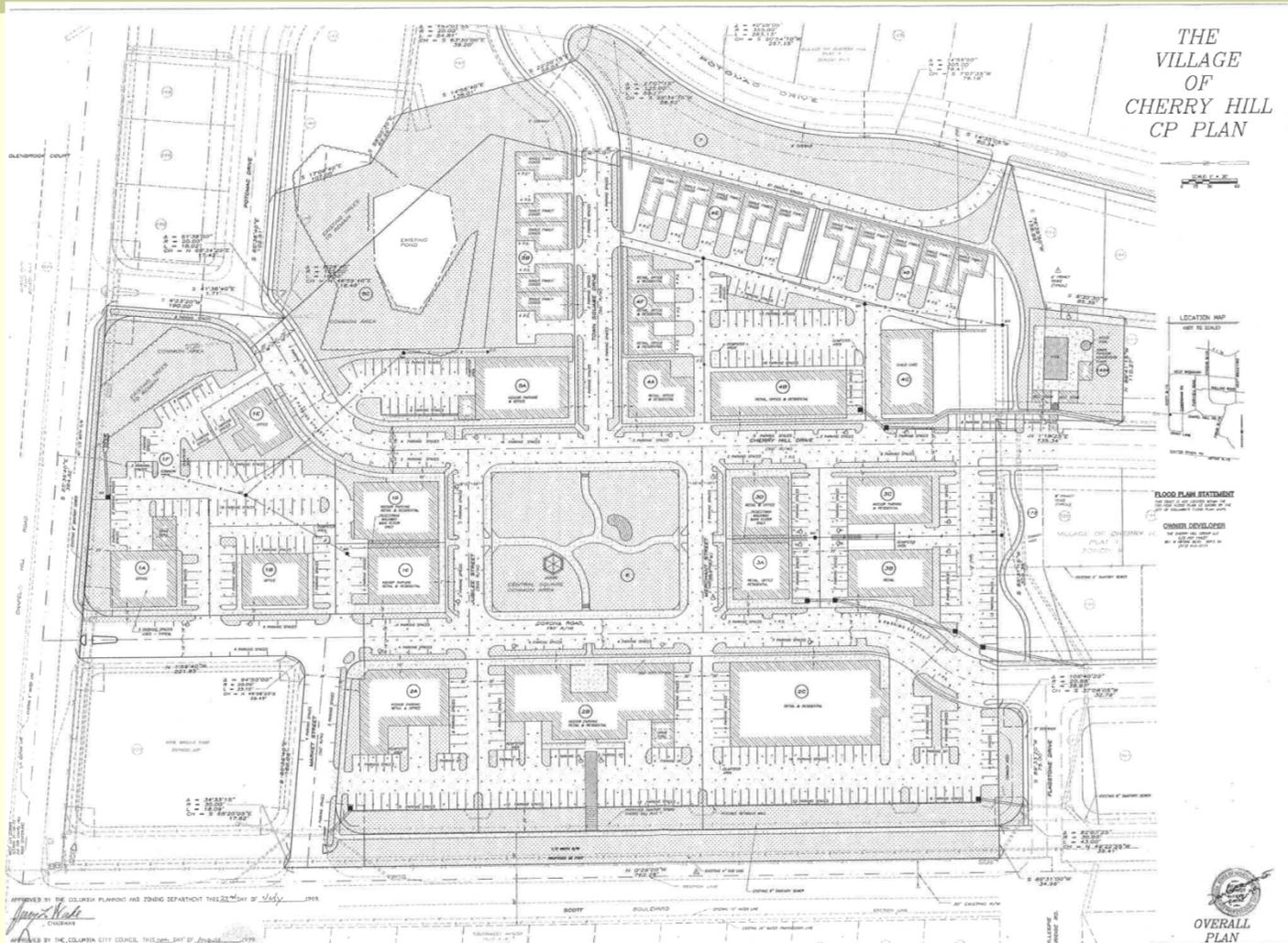
What is the maximum yield of the property (in building size, in dwelling units) under the proposed UDC when all standards are met?



Code Test 2

Cherry Hill PD

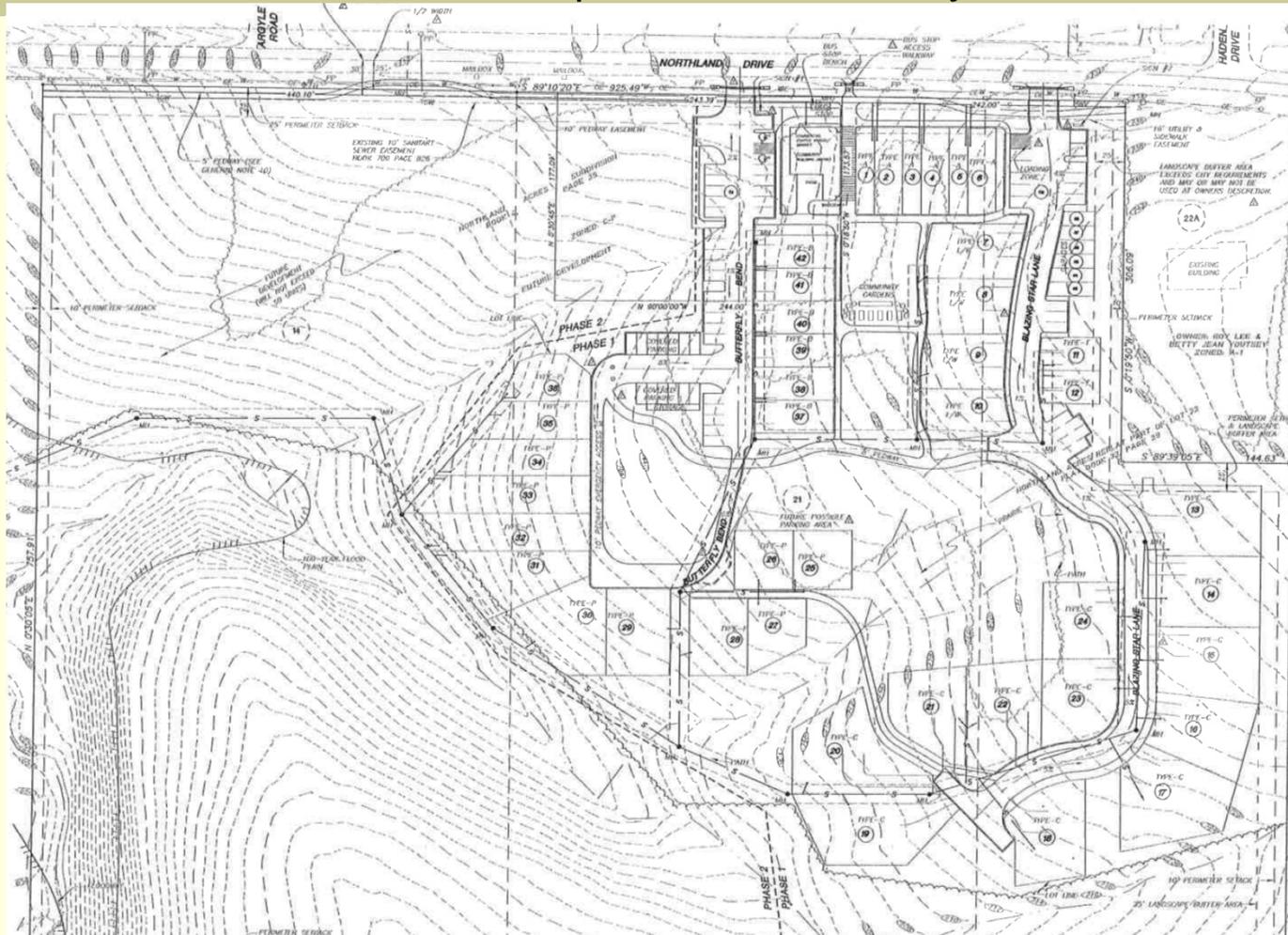
- Do either the M-N -Pedestrian or M-C -Transit Districts permit, with caveats, the development plan and what process or processes are necessary to secure approval of the plan?



Code Test 3

Conservation Subdivision

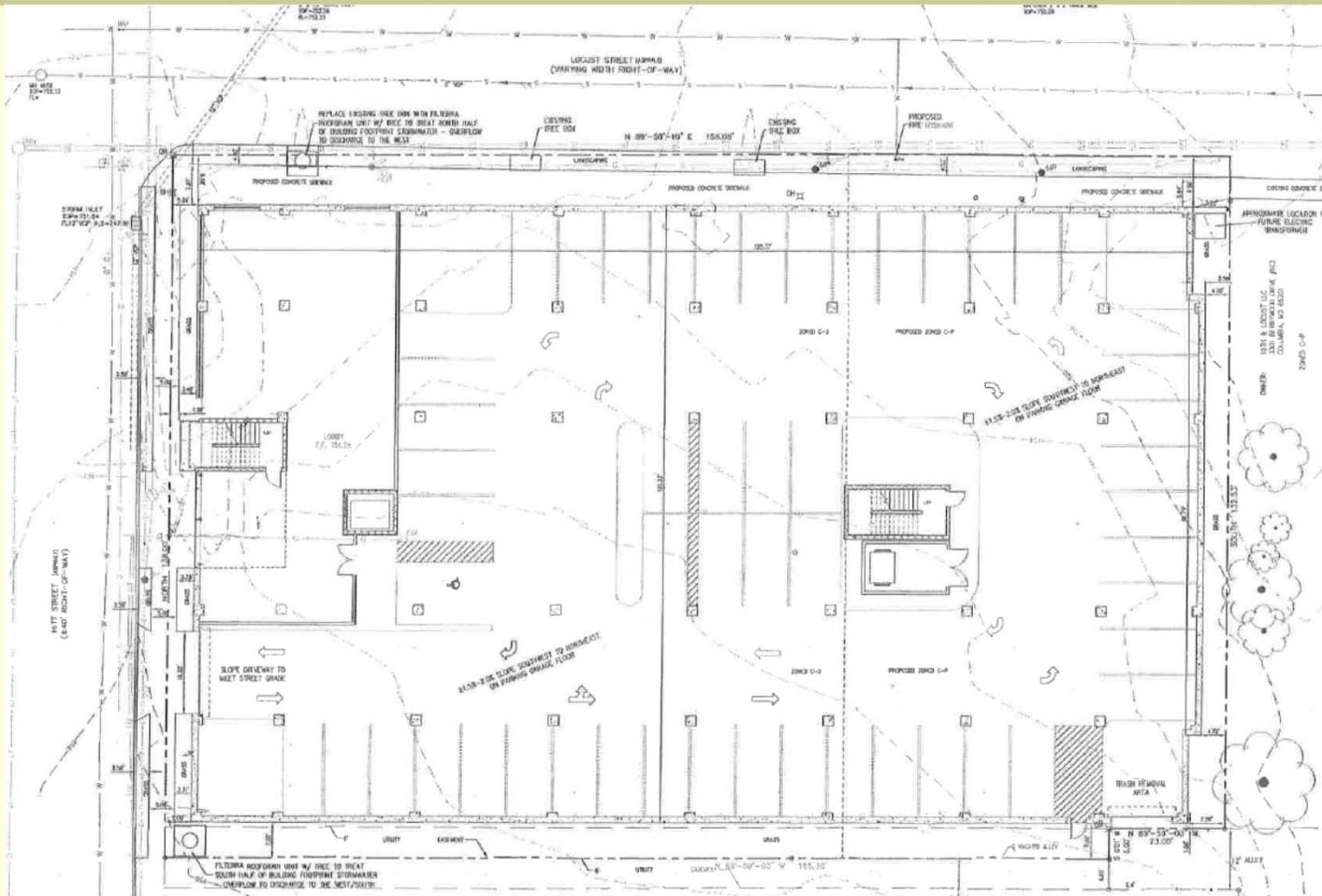
The site could be a test of base residential zoning and density bonuses; more likely it may have to be a PUD. Also, the site tests the subdivision regulations – how can the non-standard street and path system be accommodated and what modifications need to be made to the plan for connectivity?



Code Test 4

Student Housing in M-DT (Form-based) District

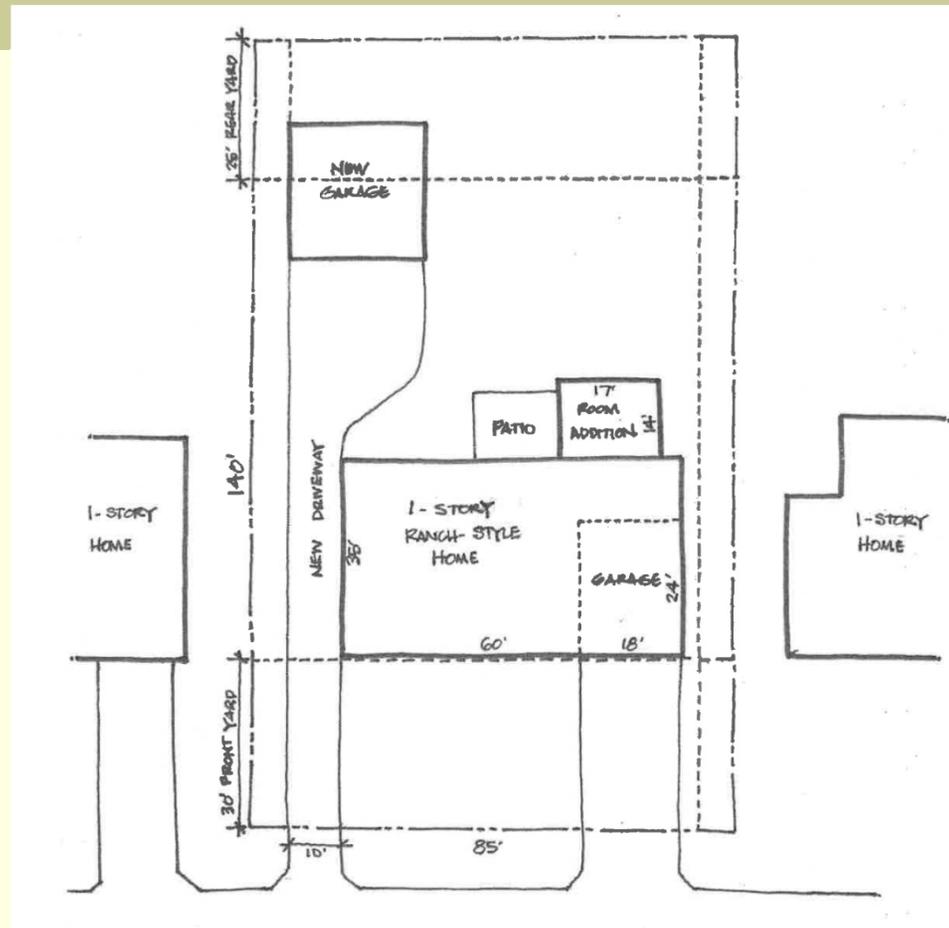
- Site is coded Townhouse/Small Apartment Building, is outside “Core-Height”, is proposed as 5-story building on a “podium” design with ground level enclosed structured parking, includes 48 units (168 beds) 24 x 4br, 16 x 3br, 8 x 2br; height is 55’ to roof deck & 65’ to top of penthouse



Code Test 5

Single-family dwelling (“aging in place”)

- 2-car garage conversion, plus room addition, plus new detached garage. Are all improvements, including existing driveway to remain, legal? Alternatively, the conversion and room addition are for a new ADU, what approvals are needed? Are there any caveats if the improvement can be accommodated that limit future expansion?

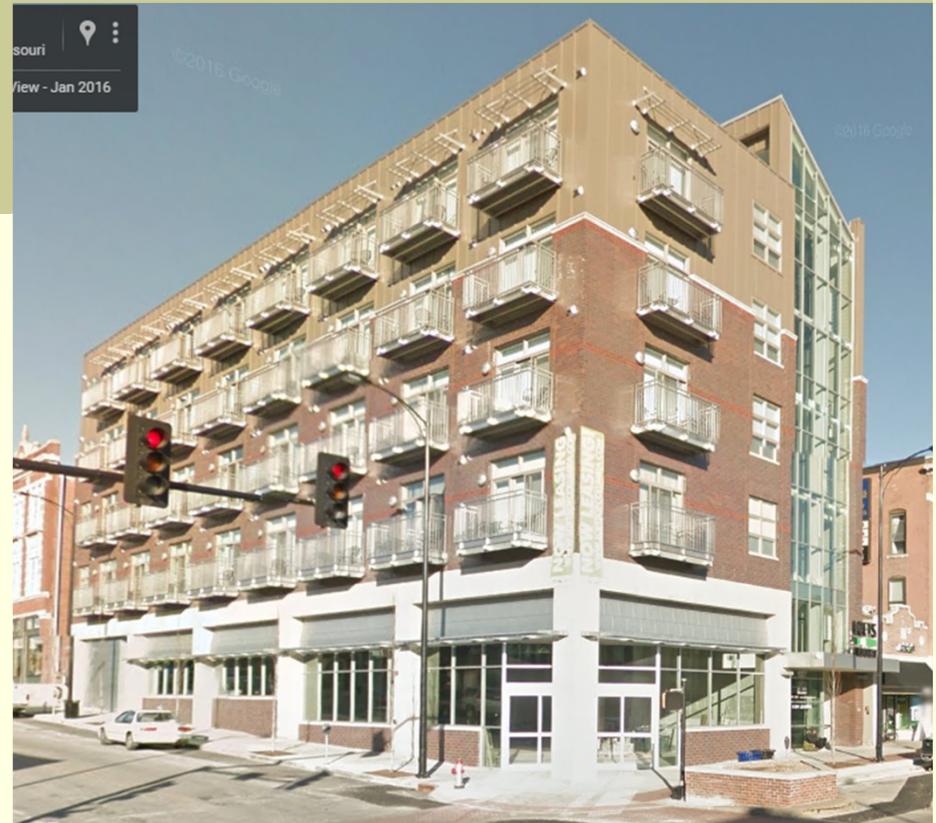


Code Test 6

Mixed-use building in M-DT (Form-based) District

- Existing building on a site is coded Urban Storefront (corner of 10th and Broadway), height is 69'-6" to roof deck (1/2 attic story), is proposed as 5-story, includes 32 apartment floor 2-5 (28- 1br, 4- 2br), commercial space on first floor.

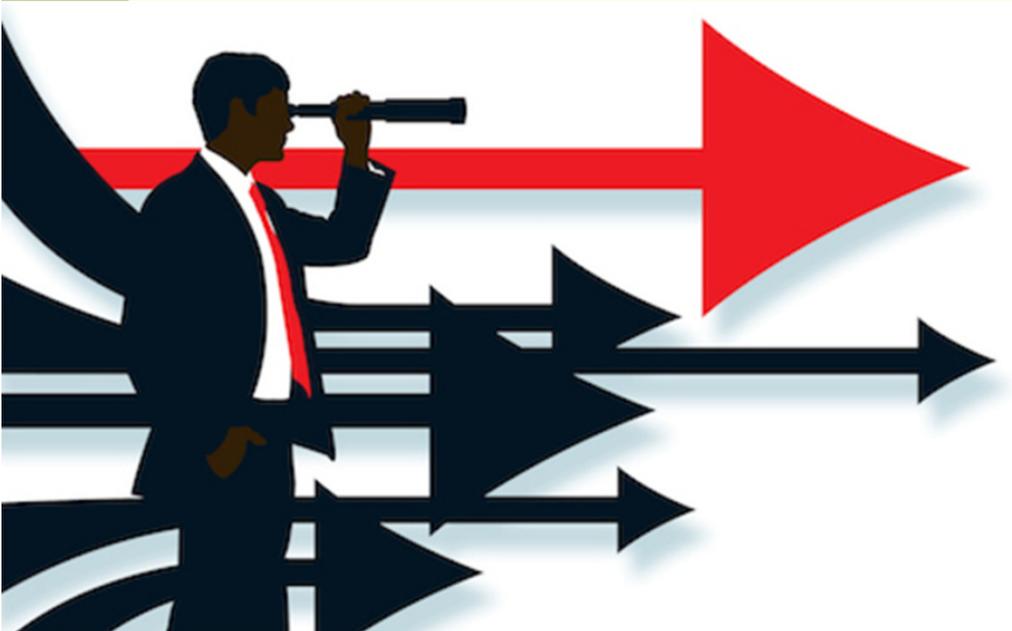
Test is to see whether the M-DT standards would allow building or allow it with minor modifications.



Case # 16-110
Unified Development Code
Public Information & Comment

Discussion

- Moving forward –
 - Informational meetings
 - May 19
 - June 9
 - June 23
 - July 7
 - July 21
 - PZC Public Hearing
 - August 18 (tentative)
 - City Council Intro
 - September 19 (tentative)



- **May 19 – Districts and uses**
 - Base districts
 - Overlay districts
 - Permitted uses
 - Use-specific standards

- **June 6 – Form and Development Controls (Part 1)**
 - Dimensional standards all zones except M-DT
 - Design Standards and Guidelines
 - Neighborhood Protection Standards
 - Subdivision standards
 - Storm water and natural resources

- **June 19 – Form and Development Controls (Part 2)**
 - M-DT Form-based Controls

- **July 7– Form and Development Controls (Part 3)**
 - Parking and Loading
 - Landscaping and Screening
 - Exterior Lighting
 - Sign Standards
- **July 21 – Enforcement and Procedures**
- **August 18 (tentative) – PZC Final Public Hearing**
- **September 19 (tentative) – City Council Intro**

Accessing the Draft Regulations

The draft regulations are available at:

www.CoMo.gov/community-development/planning

The screenshot shows the City of Columbia Missouri website. The header includes the city logo, a search bar, and navigation links for Home, Living in Columbia, Doing Business in Columbia, City Government, and Visitors. The main content area is titled 'Community Development' and features a sidebar with various links. A red box highlights the 'New and Noteworthy' link in the sidebar, with a red arrow pointing to it and the text 'Choose this link'.

City of Columbia MISSOURI

city services A-Z site map

Search to Find it Fast!

Home Living in Columbia Doing Business in Columbia City Government Visitors

Community Development

HOME » COMMUNITY DEVELOPMENT » PLANNING & DEVELOPMENT

Community Development

- Building & Site Development
- Federal Housing Programs (CDBG and HOME)
- Meeting Agendas and Minutes
- Neighborhood Services
- Planning & Development
- Public Notifications
- Volunteering

Planning & Development

Planning & Development provides city planning and coordination with community and other governmental agencies. Please click on the links below for more information.

New and Noteworthy

- Mayor's Task Force on Pedestrian Safety
- Development Code Update Project
 - Integrated Plan Public Draft
- Downtown Columbia Parking Audit and Community Forum
- Public Notifications
- Accessory Dwelling Units

Current Planning

- Application Forms and Filing Procedures
- Community Dashboard (interactive)

Long-Range Planning

- Comprehensive Plan – Columbia Imagined
 - Columbia Imagined Implementation
- Neighborhood Planning
 - West Central Columbia Neighborhood Plan – Final Draft
- Historic Preservation
- Other Land Use Plans

Transportation Planning

- Columbia Area Transportation Study