



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 6, 2017

Re: Setting a Public Hearing: Unified Development Code (Case #16-110)

Executive Summary

Attached for Council consideration is a resolution setting a public hearing for February 20, 2017 on the proposed Unified Development Code. The hearing may be continued to March 6, 2017, March 20, 2017, and to additional meetings as the Council believes necessary. The City Council has also suggested dedicating a special session to the code; the special session is tentatively scheduled for Saturday, February 25, 2017.

Discussion

The resolution begins the City Council phase of considering the Unified Development Code for adoption as a code chapter that will replace current Chapters 29 (Zoning), 25 (Subdivisions), Signs (23), Planning (20), and part of 12A (Land Preservation). The "UDC" also includes a form-based code district, M-DT (Mixed-Use Downtown) that will replace the C-2 Central Business District, and remap the downtown, including land that is zoned C-2 Central Business District (and some areas zoned M-1 General Industrial District).

On January 5, 2017, the Planning and Zoning Commission voted 9-0 to recommend approval of the Unified Development Code, with multiple amendments and corrections (or "errata"). Staff is working to integrate the "errata" in the ordinance document as approved by the Commission, as well as print the ordinance in proper legal form (remove footnotes, marginal notes, and revise headings).

The schedule for consideration and adoption of the ordinance is as follows:

February 6th - Regular Council Meeting: Introduce a resolution to set the dates for the public hearing(s) for the UDC.

February 20th - Regular Council Meeting: First night of public hearing and bill will be on the Council agenda for introduction and first reading.

February 25th (tentative) - Special Council Meeting: Council will hold a special meeting with the only agenda item being the UDC bill. The bill will have second reading and additional public comment will be received under the public hearing segment of the meeting.

March 6th - Regular Council Meeting: The bill will have its third reading and additional public comment will be received under the public hearing. Council should vote on any substantive amendments at this meeting (Section 2-85 of the City Code requires at least one week



between an amendment which constitutes a change in substance and final vote on the ordinance).

March 20th - Regular Council Meeting: The council may receive additional public comment on the bill, as amended.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Environment, Tertiary Impact: Downtown

Strategic Plan Impacts:

Primary Impact: Economy, Secondary Impact: Infrastructure, Tertiary Impact: Social Equity

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
12/17/2013	Ord. 21927 Authorizing an Agreement with Clarion Associates, LLC for professional services for a comprehensive update to the City of Columbia development codes.
7/18/16	Public Hearing Date for the Unified Development Ordinance (Report)

Suggested Council Action

Approve the resolution setting the public hearing to begin on February 20, 2017.