

Date: January 14, 2025
To: Planning and Zoning Commission Members
From: Patrick R. Zenner, Development Services Manager
Re: Small Lot Use-Specific Standards

At the January 9, 2025 work session, the Commission and staff discussed the next steps in moving forward with the completion of the above captioned text change to the UDC. The Commission agreed that the staff's lot research was complete and that the focus moving forward would be on developing the final use-specific standards associated with small lot development as well as completing an analysis of the UDC subdivision standards (Article 5) such that creation of small lots would be possible. Staff estimates that completion of the use-specific standards and its review of possible subdivision standard modifications should be completed by the Commission's April 10 work session.

Upon completing the use-specific standard and subdivision standard review, it was discussed that a request to seek the input of local design professionals and internal staff would be sought to "test" the new provisions in an effort to gain additional understanding on where modifications to the proposal may be needed. This process is estimated to be completed by the Commission's May 22 work session. Following a potential additional round of revisions, to be discussed at the Commission's June 5 work session, this topic would be presented to Council in "Report" format for feedback and direction to hold the required public hearing on the Council's July 7 agenda. If directed to hold a public hearing, that hearing is anticipated to be scheduled for the August 7 Planning and Zoning Commission meeting.

Staff continues to work on the development of use-specific provisions for the following three topics:

1. Encourage "cohesion" within and between developments such that differences in scale are minimized.
2. Encourage variety in housing styles and topologies (i.e missing middle, bungalow court, MUSE).
3. Require installation of sidewalks and street trees to activate the frontage and create "desired" walkability.

Standards associated with these topics were not available for distribution with the work session agenda and will be distributed at the upcoming meeting. Staff acknowledges such a process is less conducive to efficient discussion on this topic and will endeavor provide opportunities for advance review with future work session agendas. Staff appreciates the Commission patience with respect to this matter.

Should any Commissioner have questions, please do not hesitate to contact me.

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 573.874.7474 Service Counter
573.874.7239 Administrative Offices

 701 E. Broadway, P.O. Box 6015
Columbia, Missouri 65205

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