

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
December 10, 2021**

**SUMMARY**

A request by the City of Columbia for recognition and acceptance of the Columbia Imagined Status Report. **(Case # 47-2021)**

**DISCUSSION**

“Columbia Imagined – The Plan for How We Live & Grow” is the City of Columbia’s comprehensive land use plan. Adopted by the City Council on October 7, 2013, the Plan provides residents, appointed boards and commissions, and elected officials with guidance on land use, growth management and quality of life considerations.

The Columbia Imagined Comprehensive Plan requires a Status Report be produced at the mid-point of the Plan’s implementation horizon. This Status Report serves as an accountability check-in for citizens, stakeholders, the Planning and Zoning Commission, and the City Council on how well the plan is being implemented. The Status Report, as presented herein, is the result of two years of work and nearly two dozen work sessions held by the Planning and Zoning Commission, as well as numerous touch points and public input with citizens and stakeholders as described in sections 5 and 6 of the Status Report.

The Status Report is organized into six elements which serve as report chapters. An Executive Summary for the Status Report was also prepared to provide a condensed overview of the highlights of the Status Report in a more web and mobile-device friendly version.

Status Report Elements:

1. Revisit the goals and objectives of the Plan. Identify areas of implementation success and those that should be pursued in the immediate, mid-term and long term planning horizon based upon community feedback.
2. Evaluate community data and identify emerging trends and priorities prior to embarking on the full plan update.
3. Evaluate the role and potential updates to the Future Land Use Map (FLUM) and Urban Services Boundary (USA).
4. Re-inform the plan by looking at more recently adopted plans. Identify areas of overlap and “tensions” between goals and objectives of the Plan and other city-wide plans and planning processes.
5. Re-engage stakeholders in the comprehensive plan process and the role of the Planning & Zoning Commission. Share information and invite participation in the planning processes. Reengage the public in prioritizing plan elements and action items.
6. Seek feedback from stakeholders and the community on the Status Report and how the Comprehensive Plan may be further implemented by the community.

In the course of preparing this Status Report, the Commission and staff worked to engage and re-engage stakeholders and the larger community in comprehensive planning efforts, as community input and engagement is at the heart of comprehensive planning. Input on the Columbia Imagined status report’s objectives was collected through surveys, online town halls, and meetings with interested groups and stakeholders with subject area expertise. Surveys included a general survey and five topic area surveys. In total, there were 237 responses to the general survey, 97 topic-area surveys, and

small group and one-on-one input sessions with nearly 100 individuals. The input from these meetings and surveys highly informed the content and development of the Status Report.

Outreach efforts- Metadata:

- 12 One-on-ones and small group discussions
- Press releases, Nextdoor posts, listserv emails, newspaper ads, social media posts, and utility bill announcements
  - Columbia's Nextdoor network contains 21,552 members and the posts collected 14,126 total views.
  - The email distribution list included 88 neighborhood associations and 84 home owner associations.
  - The City's main Facebook Page and Twitter page have 10,060 and 9,439 followers, respectively.
  - The Facebook posts and tweets garnered 8 total interactions such as likes, comments, or shares.
  - The utility bill announcement reached approximately 50,000 households.
  - Two rough drafts, a pre-public meeting draft, and the final Public Meeting Draft were provided to the public and stakeholders. Each draft has reflected public input received prior to the issuance of each draft.

However, despite these efforts for broad public engagement, the Status Report has identified the need to develop better strategies to engage a diverse and representative level of input in plans and planning processes. This is discussed more fully in the fifth and six element chapters of the Status Report (and is discussed as a necessary work objective on page three).

In summary, in addition to better outreach and engagement, the Status Report identifies nine immediate action items, in three categories, to carry out the implementation of the Columbia Imagined Comprehensive Plan, and six efforts to undertake before the next full update of the Plan (anticipated to begin in 2022 after 2020 Census Data becomes available). These items are presented below.

**Immediate action items for plan implementation:**

1. *Strengthen and leverage partnerships to implement additional elements of the Plan*
  - (a) Continue to foster the relationship with the Climate & Environment Commission, the Sierra Club, and other related stakeholders. Involve Sustainability staff in development review of new projects, code amendments/updates to implement the Climate and Adaptation Action Plan (CAAP)'s objectives, and work with the development community to implement other aspects of the CAAP via education, incentives and other tools.
  - (b) Adopt a city-wide definition of affordable housing based upon the work of the Affordable Housing Task Force and Community Development Commission, and Land Trust. Augment the Plan's housing strategies to reflect the work of these groups. Continue to evaluate opportunities to promote diverse and inclusive housing types now and also prepare to have stronger input and strategies in the Comp Plan update related to affordable housing.
  - (c) Support the work of the Historic Preservation Commission to develop a Preservation Plan to strategically survey historic properties and preservation.
  - (d) Develop the West Area Plan jointly with Boone County to further inter-governmental cooperation and area planning. Use this plan to further explore environmental protection tools such as TDR (Transfer of Development Rights) and prime farmland preservation.

2. *Foster data-driven and collaborative discussions on growth and development*

- (a) Continue work on the growth impact study and use the study's findings to update the UDC, inform impact and other fees, and utilize this information in the full plan update.
- (b) The Council may direct that the proposed revised/updated USA map in the Status Report be adopted as a formal amendment to the Comprehensive Plan. Then create a process for on-going data-driven updates to the Urban Services Area (USA) map. Have in-depth discussions with the staff, Council and the development community as well as other stakeholders on what the USA means and how it should be used to evaluate growth, fee allocations, territorial and intergovernmental agreements, and system master planning. Coordinate this discussion with the fiscal impact analysis of development (growth impact study) and upcoming anticipated efforts to develop a capacity model for the sewer utility system. This discussion may also include an evaluation of "pinch" points in the system which serve as an impediment to providing service.

3. *Undertake updates and amendments to the UDC based upon the findings of the Status Report*

- (a) Use public input from the Status Report process, as applicable, in the upcoming UDC code amendment process. Prioritize code amendments that further achieve the goals of Columbia Imagined and its implementation program.
- (b) Work via the Columbia Area Transportation Study Organization (CATSO) framework (includes City, Boone County and MoDOT) to address design conflicts with the UDC and preferred design profiles (including site-specific ROW and utility easement needs). Such study should include College Avenue, Providence Road and roadways identified in the M-DT regulating plan at a minimum and others identified via the CATSO stakeholder process.
- (c) Evaluate Accessory Dwelling Unit regulations in light of the objectives of the Comprehensive Plan for housing flexibility, affordability, and neighborhood compatibility. Other housing related codes may also need additional evaluation.

**Necessary elements/work products identifies that to prepare for the next full update of the Columbia Imagined Comprehensive Plan:**

- The City needs to develop an innovative public engagement process to collect meaningful and sustained information from a diverse and representative sample of community members. Communications need to be right-sized and accessible in the ways that citizens want to be engaged.
- Relationships forged during the original Comprehensive Plan efforts and during the development of the Status Report need to be maintained, supported, and strengthened. Engagement and education are a two-way street in a transparent and inclusive process. Follow up and follow through is equally important.
- The Comprehensive Plan needs to include a "Tensions" chapter that provides a framework for decision making when plans or policies do not align in addition to "cross-walks" that show ways in which city-wide plans work together in terms of shared goals, strategies and implementation actions.
- Collective work to better define the Urban Services Area boundary's intent and use are a key component for the next plan update. These discussions will need to be informed by upcoming cost of development impact studies and sewer utility system modeling.
- Topics such as affordable housing, the sharing economy, and social media and changing communications technology identified through the Status Report process need to be feature more in the Plan.
- Building upon Planning and Public Health's long-standing relationship, and given the impacts of the COVID-19 pandemic, issues surrounding economic recovery/stabilization, transportation

demand, and alternative communications systems will need to be discussed in greater detail to address possible long-term impacts.

### **PUBLIC COMMENTS ON PUBLIC MEETING DRAFT**

As described above, to the extent possible, public input comments have been addressed within each draft which has been presented for review. Staff has received two informal comments on the public meeting draft. The first comments relate to minor typographical errors, which staff will address prior to forwarding the draft to Council. The second comment is from a member of the Broadband Business Task Force that they would like to work with the Planning and Zoning Commission in the future on aligning the economic development strategies in the Plan with those that they identify in the course of their work objectives. The Task Force will be in touch with the Planning Commission when such strategies have been identified.

### **RECOMMENDATION**

As the Status Report is identified as a key work objective in the Columbia Imagined Implementation Chapter, the Commission is asked to hold a public meeting to take additional public feedback on the Status Report. The Status Report is not a regulatory document, and as such does not require formal approval, but recognition and acceptance of the Status Report will fulfil the objective identified in Columbia Imagined, and will allow the Status Report to be used by the Council to direct further implementation activities.

Recommended actions following the closure of the public meeting are:

1. **Acknowledge** the Status Report fulfils the objective of Comprehensive Plan which state that the Planning and Zoning Commission review a Status Report on the Plan after five years (page 150).
2. **Acceptance** of the Status Report as presented to serve as the guide for future work program activities, policy, and regulatory changes necessary to effectuate implementation of the Columbia Imagined Comprehensive Plan.

### **ATTACHMENTS**

- Columbia Imagined Status Report (final draft 11-25-20)
- Columbia Imagined Status Report Exec. Summary (11-25-20)