



COLUMBUS

CITYWIDE

PLANNING POLICIES



THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

Spring/Summer 2018

Agenda

- Looking Forward
- Old Approach (Area Plans)
- New Approach (C2P2)
 - Benefits
 - Primary elements
- Timeline
- Next Steps



Looking Back – Changes since 1980

- 300,000 new city residents
- City is 50 square miles larger
- Downtown Resurgence
- Greenway System
- More Highways
- Short North & Campus
- Reinvestment in historic neighborhoods
- Easton & Polaris (City Center)
- New metro parks
- Suburban growth
- Requirements for parkland, sidewalks, street lights, street trees and stream protection.
- Rickenbacker
- Arena District

Looking Forward - 2050

- Central Ohio is projected to grow by up to 1 million people
- Columbus will capture about 50 percent of the growth



Looking Forward – Impact of Trends

- Changing preferences for housing and transportation options will impact development patterns
- Denser, transit supportive, mixed use corridors
- Infill development
- Reuse of vacant buildings and sites
- Enhancing existing neighborhoods
- Protection of natural resources



Growing Up, Rather than Out

- Current Columbus population: 880,000
- Projected Columbus growth: 250,000 to 500,000 additional residents by 2050
- This growth could be accommodated within the existing City boundaries and still be below 1950 density levels (people/square mile).





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Preparing for Change Columbus Citywide Planning Policies

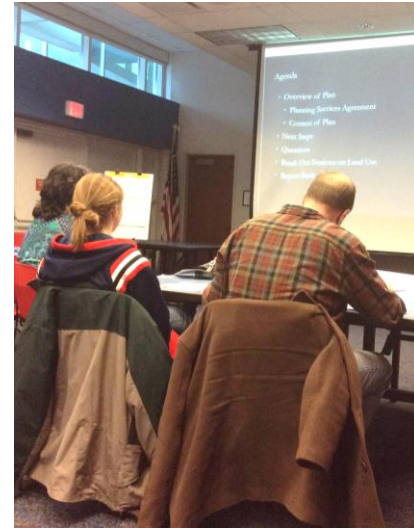
Land Use Planning

- City partners with the community to develop recommendations/plans to help shape development
- Impact how/where we grow through land use planning
- Past plans addressed many topics
- More recently (2010 onward), plans focused on land use & design
- Area groups & staff use plans to review zoning and variance applications
- Tool to guide development in neighborhoods

Classification	Sub-Classification	Density Guideline*	Map Color
Residential	Very Low Density	Up to 4 du/acre	Lightest Yellow
	Low Density	4-6 du/acre	Yellow
	Low-Medium Density	6-10 du/acre	Light Orange
	Medium Density	10-16 du/acre	Orange
	Medium-High Density	16-24 du/acre	Dark Orange
	High Density	24 - 45 du/acre	Brown
	Very High Density	45 and higher du/acre	Darkest Brown
Commercial			Red
Mixed Use	Mixed Use 1	Up to 24 du/acre	Light Pink
	Mixed Use 2	24 - 45 du/acre	Light Red
	Mixed Use 3	45 and higher du/acre	Dark Pink
Employment Center			Light Purple
Industrial and Warehouse			Dark Purple
Office			Magenta
Institutional			Blue
Parks and Open Space	Parks and Recreation		Dark Green
	Open Space		Light Green
	Private open space		Medium Green
Other	Agriculture		Olive Green

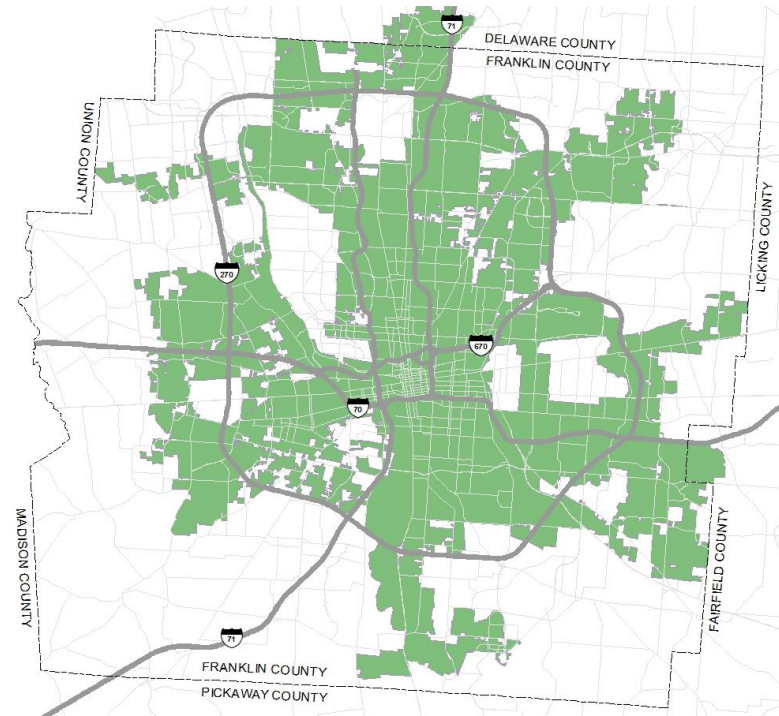
Challenges to Plan Process

- 40+ Area Plans adopted by City Council
- Time consuming process (18-24 months)
- Plans vary substantially (old vs. new)
 - Areas do not benefit from current policies
- Inconsistent plan boundaries
- Resources limit regular updates



New Approach - Columbus Citywide Planning Policies (C2P2)

- Provide best practices in planning to all neighborhoods
- Policies designed to guide the next generation of growth in Columbus
- Developed over 20+ years of area planning
- Do not apply to historic districts or design review areas
- Land Use Plan(s) for each area



Benefits of New Approach (C2P2)

Consistent, up-to-date policies citywide provide:

- Clear, predictable policies for community, property owners, and developers
- Support for housing and jobs for a growing population
- Basis to encourage transit supportive development patterns
- Benefits of regular updates



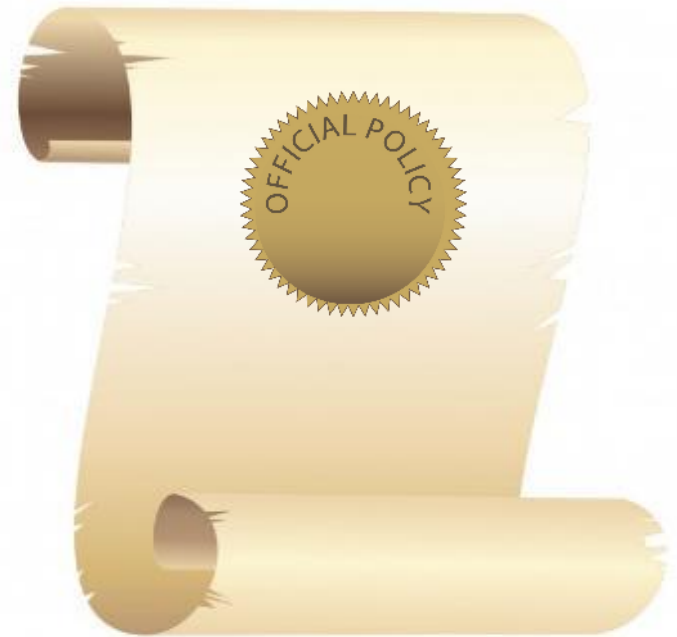
C2P2 includes four primary elements:

- Guiding Principles (citywide)
 - Design Guidelines (citywide)
 - Land Use Policies (citywide)
 - Land Use Plans (area specific)
-
- Similar elements included in area plans, but citywide



Columbus Citywide Planning Policies are:

- City Policy
- Used by community and city to review rezoning and variance requests
- **Not** city code or law
- **Not** used to address code enforcement, public safety
- **Not** used directly for traffic or storm-water planning



C2P2: Guiding Principles

- Big picture ideas that express how we should develop and serve as foundation for land use and design.
- Guiding Principles support:
 - Density on primary corridors
 - Transit
 - Office and industrial uses
 - Neighborhood retail
 - High quality design
 - Enhancing existing neighborhoods



C2P2: Design Guidelines

- Guide the placement and design of development (how it should “look”)
- Design Guidelines address:
 - Single and Two Unit Residential; Multiunit Residential
 - Commercial (Facades, Setbacks, Height)
 - Open Space
 - Parking
 - Connectivity
 - Landscaping, Buffering and Screening
 - Natural Resources
 - Graphics

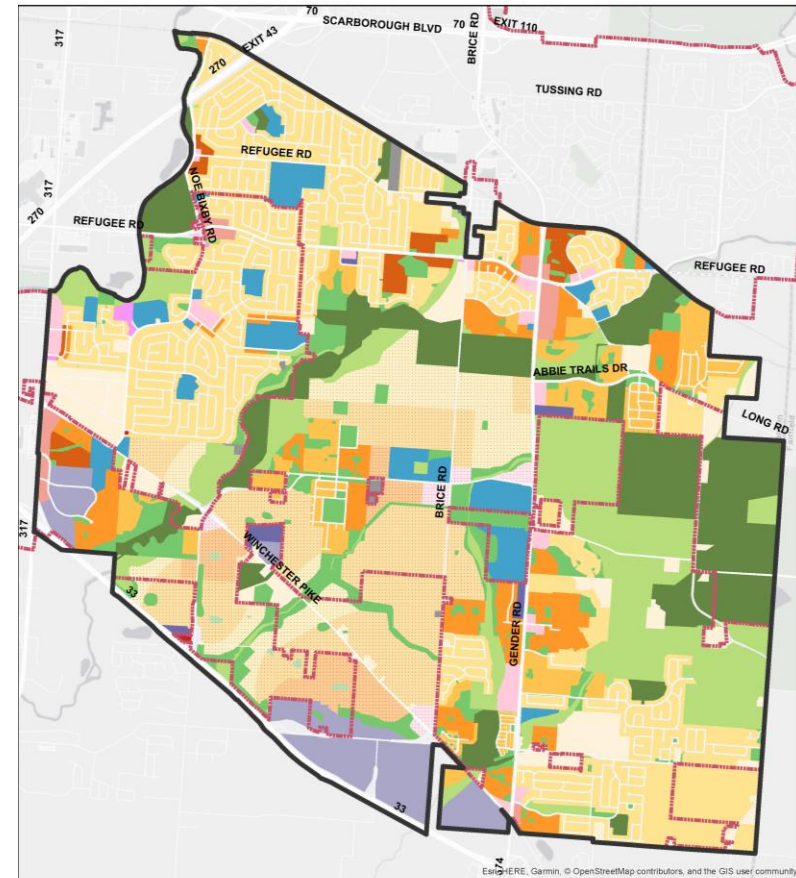


C2P2: Land Use Policies

- Policies (text) designed to be used with an area's Land Use Plan
- Policy for every land use category
 - Residential
 - Commercial
 - Mixed Use
 - Employment Center
 - Industrial
 - Office
 - Institutional
 - Parks and Open Space

C2P2: Land Use Plan

- Plan for each area (developed with community)
- Recommended Land Use Map
 - Parcel/site based recommendations
 - Coordinated with Land Use Policies and Design Guidelines
- Area Specific Policies
 - Address unique land use situations by area
- Far East, South East and South Linden are in process



Benefits for the Community

- Provides areas with up-to-date, best practices for land use and design
- Updates automatically apply to areas with previous adoption (City Council adoption)
- One set of tools in a community toolbox
- Community engagement is key component of C2P2





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C2P2: Timeline and Engagement

Area Support and Adoption

Adoption Stage	C2P2 Element	Application
Step 1 - Early Adoption	Guiding Principles	Citywide
	Design Guidelines	Citywide
Step 2 - Complete Adoption	Land Use Policies	Citywide
	Land Use Plan	Area Specific

Timeline

Year	Engagement	Goals
2018	Educate community on C2P2 policies and timeline	<ul style="list-style-type: none">– Step 1 - Early Adoption by area– Establish C2P2 as a citywide basis for land use planning
2019	Engage stakeholders citywide on land use policies and design guidelines	<ul style="list-style-type: none">– First update to C2P2 Design Guidelines and Land Use Policies
2020 - TBD (ongoing)	Engage stakeholders by area to develop Land Use Plans	<ul style="list-style-type: none">– Complete adoption of C2P2 by area, including Land Use Plans

Next Steps

- #1: Consideration of support as C2P2 as basis for land use planning
- #2: Opportunity to request early adoption of C2P2 Design Guidelines
- #3: Development Commission Consideration – June
- #4: City Council Consideration - July

- Resources: Meeting Packet & Project Webpage

Questions?

Additional materials at:

www.columbus.gov/planning/C2P2

For Questions, contact

C2P2@Columbus.gov or 614-645-8834

Thank you for attending!