



## Legislation Text

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**File #:** 1898-2018, **Version:** 1

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### **BACKGROUND:**

The Columbus Citywide Planning Policies (C2P2) are designed to guide and focus growth in a way that will support economic competitiveness, improve resident's quality of life and provide environmental benefits throughout the city of Columbus. C2P2 is comprised of four elements: Guiding Principles; Design Guidelines; Land Use Policies; and Land Use Plans.

C2P2 provides the benefits of consistent, predictable, up-to-date policies citywide and a process to ensure that communities across the city have equal consideration for planning and design policy. City staff will work with civic leaders and community stakeholders to implement C2P2, including continued regular updates with public engagement to build consensus and maintain current policies citywide. The City will then work with individual communities to develop area specific Land Use Plans to be used in conjunction with the Guiding Principles, Design Guidelines and Land Use Policies. When all four elements of C2P2 are adopted for an area it is called "complete adoption".

Area commissions and major civic associations also have the opportunity to support "early adoption" of the C2P2 Design Guidelines for their individual communities. Early adoption allows areas to use the Design Guidelines with existing adopted area plan recommendations for development review until such time that an area specific Land Use Plan can be prepared. If there is a conflict between an existing plan recommendation and C2P2 Design Guidelines, the more current policies will apply. As the C2P2 Design Guidelines are updated, the adopted updates will automatically apply within areas of early adoption.

The following community groups have voted to support early adoption of C2P2 Design Guidelines: Columbus South Side Area Commission, Fifth by Northwest Area Commission, Franklinton Area Commission (excluding Downtown and East Franklinton districts), Greater South East Area Commission, Harrison West Society, Hayden Run Civic Association, MidEast Area Community Collaborative, Milo Grogan Area Commission, North Linden Area Commission, Southwest Area Commission, and the Westland Area Commission. This ordinance recognizes this support and authorizes use of the Design Guidelines for reviewing development proposals and related issues in these communities. It is anticipated that moving forward additional communities may request early adoption. Legislation will be submitted as necessary to incorporate such communities.

City staff met with representatives from numerous area commissions and civic associations to discuss C2P2 and meetings were held with community and private sector stakeholders regarding the initiative in cooperation with CM Jaiza Page. The Columbus Development Commission voted at their June 14, 2018 meeting to recommend that City Council approve the use of the Design Guidelines element of the Columbus Citywide Planning Policies in any community that supports "early adoption" as well as in portions of the city without an adopted area plan and lacking an area commission, major civic association, historic commission or design review board.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval.

**FISCAL IMPACT:** None.

To approve the use of the Design Guidelines element of the Columbus Citywide Planning Policies (C2P2) for reviewing development proposals and related issues within the boundaries of the following community groups: Columbus South Side Area Commission, Fifth by Northwest Area Commission, Franklinton Area Commission (excluding Downtown and East Franklinton districts), Greater South East Area Commission, Harrison West Society, Hayden Run Civic Association,

Mideast Area Community Collaborative, Milo Grogan Area Commission, North Linden Area Commission, Southwest Area Commission, and the Westland Area Commission and portions of the city without an adopted area plan and lacking an area commission, major civic association, historic commission or design review board.

**WHEREAS**, the Columbus Citywide Planning Policies are comprised of four elements: Guiding Principles, Design Guidelines, Land Use Policies, and Land Use Plans for specific areas; and

**WHEREAS**, C2P2 provides the benefits of consistent, predictable, up-to-date policies citywide and a process to ensure that communities across the city have equal consideration for planning and design policy; and

**WHEREAS**, community engagement is a key component of C2P2, and input will be sought at both a citywide and neighborhood level based on the need and type of update proposed; and

**WHEREAS**, area commissions and major civic associations have the opportunity to support Early Adoption of the C2P2 Design Guidelines for their individual communities, which allows areas to use the Design Guidelines with existing adopted area plan recommendations for development review until such time that an area specific Land Use Plan can be prepared for the area; and

**WHEREAS**, the Columbus South Side Area Commission, Fifth by Northwest Area Commission, Franklinton Area Commission (excluding Downtown and East Franklinton districts), Greater South East Area Commission, Harrison West Society, Hayden Run Civic Association, Mideast Area Community Collaborative, Milo Grogan Area Commission, North Linden Area Commission, Southwest Area Commission, and the Westland Area Commission voted to support early adoption of the C2P2 Design Guidelines; and

**WHEREAS**, staff has met with leadership of numerous area commission and civic associations to discuss C2P2, held meetings for civic leaders and private sector stakeholders in cooperation with City Council member Jaiza Page, and provided informational resources; and

**WHEREAS**, additional communities may support and request early adoption of the C2P2 Design Guidelines, with legislation being submitted as necessary to address such requests; and

**WHEREAS**; after public notice, a public hearing was held on June 14, 2018 at which the Columbus Development Commission voted to recommend that City Council approve the use the Design Guidelines element of the Columbus Citywide Planning Policies in any community that supports “early adoption;” now, therefore

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That the Design Guidelines element of the Columbus Citywide Planning Policies are hereby adopted as a guide for development review and related issues within the boundaries of the following community groups: Columbus South Side Area Commission, Fifth by Northwest Area Commission, Franklinton Area Commission (excluding Downtown and East Franklinton districts), Greater South East Area Commission, Harrison West Society, Hayden Run Civic Association, Mideast Area Community Collaborative, Milo Grogan Area Commission, North Linden Area Commission, Southwest Area Commission, and the Westland Area Commission.

**SECTION 2.** That the Design Guidelines element of the Columbus Citywide Planning Policies are hereby adopted as a guide for development review and related issues for portions of the city without an adopted area plan and lacking an area commission, major civic association, historic commission or design review board.

**SECTION 3.** That through early adoption, C2P2 Design Guidelines will be used with existing adopted area plan recommendations. If there is a conflict between an existing plan recommendation and C2P2 Design Guidelines the more current policies will apply, except in the case of the Big Darby Accord where existing policies take precedence.

**SECTION 4.** That the Department of Development is directed to monitor the use of the Columbus Citywide Planning Policies, and to present to City Council any amendments necessary to keep policies updated and current.

**SECTION 5.** That the Columbus Citywide Planning Policies shall be kept on file in the Department of Development, Planning Division.

**SECTION 6.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.