



## Legislation Text

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**File #: 0134-2026, Version: 2**

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### BACKGROUND:

Columbus Citywide Planning Policies (C2P2) was adopted in 2018 via Ordinance Number 1897-2018, which superseded Columbus' 1993 Comprehensive Plan. C2P2 was designed in a way that community land use plans would be developed as a follow up activity. Since implementation, four such land use plans have been adopted, covering approximately twenty-five percent of the city. Additionally, C2P2 Design Guidelines were endorsed by a number of Columbus communities, including Far South, Fifth by Northwest, Franklinton, Harrison West, Hayden Run, Mideast, Milo-Grogan, North Linden, Northeast, South Side, Southwest, Westland, and West Scioto. Section 2 of Ordinance Number 1897-2018 stated: "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."

Pursuant to that directive, this ordinance is being submitted because the Department of Development, Planning Division, has spent the last seven years monitoring the use of C2P2 and is now prepared to present the Columbus Growth Strategy ("CGS") as an amendment to C2P2. This amendment will result in a comprehensive growth strategy with a citywide land use plan that prioritizes equitable access to housing, economic and housing opportunity, and neighborhood vitality for Columbus residents. CGS will provide a universal policy foundation for Zone In and other city projects, a structure by which the city will maintain updated growth policy and citywide land use guidance, and consistent, predictable, up-to-date citywide land use and design policies.

Building on the primary components of C2P2, the CGS components will also include:

- 1) A Vision for Growth: A single sentence expression on how we should grow as city;
- 2) Guiding Principles: "Big picture" ideas that express how the city should develop;
- 3) The Columbus Land Use Plan: the first citywide long range land use plan (Columbus Land Use Plan);
- 4) Land Use Policies: policy text designed to be used with the Columbus Land Use Plan and provide guidance on key land use issues and scenarios;
- 5) Citywide Design Guidelines: recommendations on the placements and design of development.

The pertinent factors of the Columbus Land Use Plan focus on flexibility to allow a variety of housing in most land use classifications; encouraging mixed-use and walkable areas; and guidance for when older employment areas may evolve into modern mixed-use job centers or mixed-use districts.

Public input on the CGS, including the Columbus Land Use Plan, was extensive and occurred in conjunction with the start of the Zone In Phase 2 community engagement. This input has included 3,100 survey respondents, thirty pop up events resulting in 2,078 interactions, nearly one hundred Area Commission presentations, four Zoning Advisory Committee Meetings, four public map workshops, two walking tours, a CGS open house, more than forty social media posts, numerous engagements at a designed "Information Station", more than twenty stakeholder and peer city interviews, a 26-day public comment period, solicited comments from Columbus Area Commissions, and public hearings held by the Development Commission on 11/13/2025 and by City Council on 11/19/2025. Additionally, area commissions were given the opportunity to provide recommendations.

CGS will supersede the affected portions of adopted land use recommendations (including maps) for any affected adopted areas and neighborhood plans. The planning horizon for these policies is 20 years (2025-2045), but it is anticipated that regular updates and revisions will be made to keep these policies effective and fresh. City staff will continue to work with civic leaders and community stakeholders to implement CGS, including continued regular updates with public

engagement to build consensus and maintain current policies citywide.

The Columbus Development Commission unanimously voted at their November 13th, 2025 meeting to recommend that City Council approve the use the Columbus Growth Strategy as a framework to guide the next generation of growth and development in Columbus.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval.

FISCAL IMPACT: None.

To adopt the Columbus Growth Strategy as an amendment to the Columbus Citywide Planning Policies that will continue to guide the next generation of growth and development in Columbus. (\$0.00)

WHEREAS, the Columbus Citywide Planning Policies (C2P2) was adopted in 2018 via Ordinance Number 1897-2018, which superseded Columbus' 1993 Comprehensive Plan; and

WHEREAS, Section 2 of Ordinance Number 1897-2018 stated: "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."; and

WHEREAS, pursuant to that directive, this ordinance is being submitted because the Department of Development, Planning Division, has spent the last seven years monitoring the use of C2P2 and is now prepared to present the Columbus Growth Strategy ("CGS") as an amendment to C2P2; and

WHEREAS, this amendment will result in a comprehensive growth strategy with a citywide land use plan that prioritizes equitable access to housing, economic and housing opportunity, and neighborhood vitality for Columbus residents; and

WHEREAS, CGS will provide a universal policy foundation for Zone In and other city projects, provide a structure by which the city will maintain updated growth policy and citywide land use guidance and provide consistent, predictable, up-to-date citywide land use and design policies; and

WHEREAS, community engagement around the Columbus Growth Strategy, in conjunction with the start of Phase Two of Zone In, has been extensive; and

WHEREAS, staff has engaged thousands of residents, including: 3,100 survey respondents, thirty pop up events resulting in 2,078 interactions, nearly one hundred Area Commission presentations, four Zoning Advisory Committee Meetings, four public map workshops, two walking tours, a CGS open house, more than forty social media posts, numerous engagements at a designed "Information Station", more than twenty stakeholder and peer city interviews, a 26-day public comment period; and

WHEREAS, on November 13, 2025, the Development Commission held their regular monthly meeting and approved the Columbus Growth Strategy as an amendment to C2P2 and recommended its adoption to City Council; and

WHEREAS, City Council held a public hearing on November 19, 2025, where public input was gathered; now, therefore,

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

SECTION 1. That the Columbus Growth Strategy, attached hereto, is hereby adopted as an amendment to the Columbus Citywide Planning Policies in order to have a continued framework to guide the next generation of growth and development in Columbus, providing a universal policy foundation for Zone In and other city projects, and consistent, predictable, up-to-date citywide land use and development policies.

SECTION 2. That the Department of Development is directed to monitor the use of the Columbus Growth Strategy, and to present to City Council any amendments necessary to keep policies updated and current.

SECTION 3. That the Columbus Growth Strategy will supersede the affected portions of all adopted land use recommendations (including maps) for any affected adopted area and neighborhood plans.

SECTION 4. That the Columbus Growth Strategy shall be kept on file in the Department of Development, Planning Division.

SECTION 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.