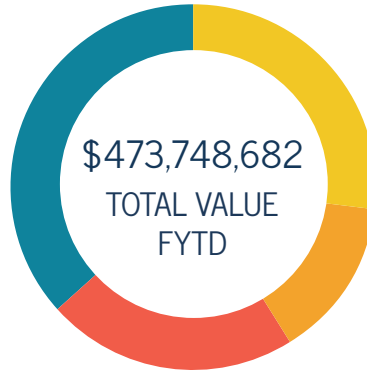




## Insights

Though some of our permitting numbers did reduce in April, the month certainly didn't just *feel* busy - it was! This past month has included an uptick in pre-development meetings, fairly full board and commission agendas, the highest monthly number of both multi-family and trade permits this fiscal year to date, and preparation for Preservation Month and Bike Month celebrations in May. We do hope you'll join us for celebrations this May, which are highlighted on page 5 of this report.



### FY 2022-2023 TO DATE\*

- 613 SINGLE/TWO-FAMILY/TOWNHOME  
\$128,318,452 DOLLAR VALUE
- 19 MULTI-FAMILY (505 UNITS)  
\$67,270,676 DOLLAR VALUE
- 357 COMMERCIAL  
\$105,008,789 DOLLAR VALUE
- 2,112 TRADES/OTHER  
\$173,150,765 DOLLAR VALUE

\*Values rounded to the nearest whole number.

## Getting Started

Helping Facilitate the Development Process in April

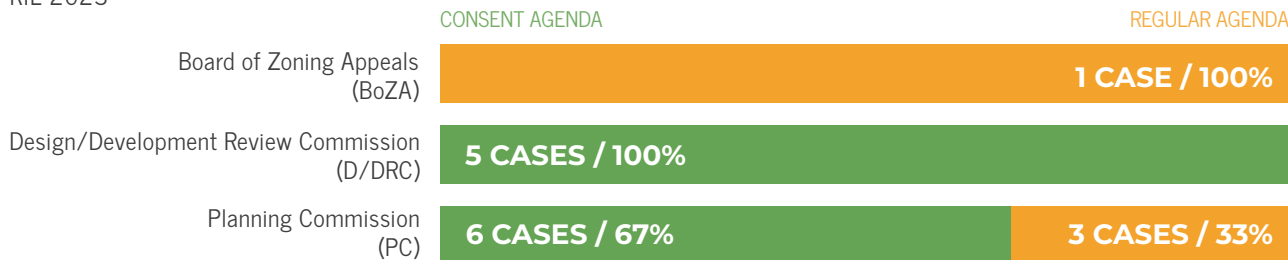
<p>PRE-DEVELOPMENT MEETINGS</p> <p><b>15</b></p>	<p>ANNEXATION REQUESTS</p> <p><b>2</b></p>	<p>ZONING CONFIRMATIONS</p> <p><b>166</b></p>	Meetings to discuss development proposals prior to formal plan/permit submittal
			Property owner petitions for annexation into the City
			Requests to confirm zoning associated with new business ownership, business relocations, etc.

FY 2022-2023 TO DATE



## LAND USE BOARDS & COMMISSION REVIEWS

APRIL 2023

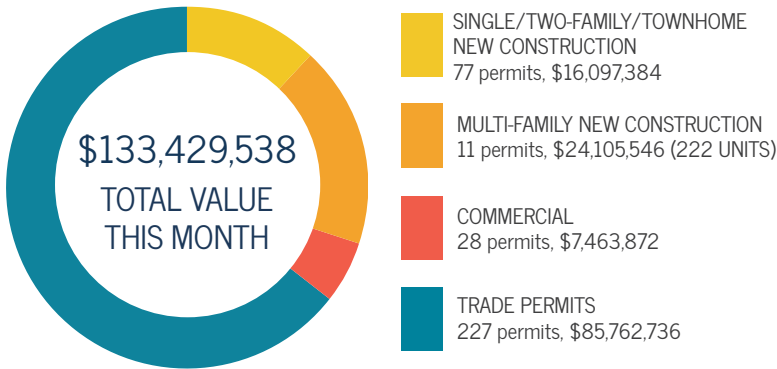


## Under Construction

Permits Issued in April

### PERMIT VALUATION\* & NUMBER OF PERMITS

PERMITS ISSUED APRIL 2023

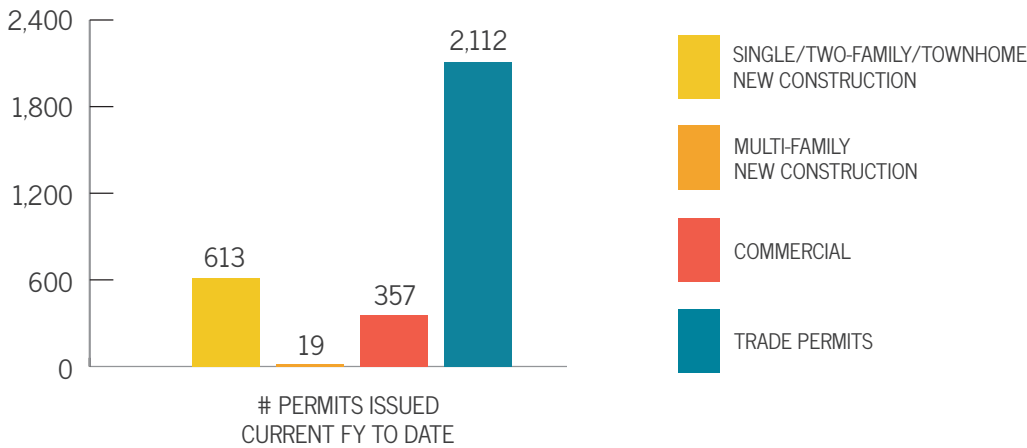


\*Values rounded to the nearest whole number.

### Designing for April Showers

Building roof drainage systems and storm water drainage systems are designed using a minimum 1-hour duration, 100-year occurrence rainfall rate. In Columbia this rate is 4.0" per hour.

(Source: National Weather Service)



### DESIGN REVIEW

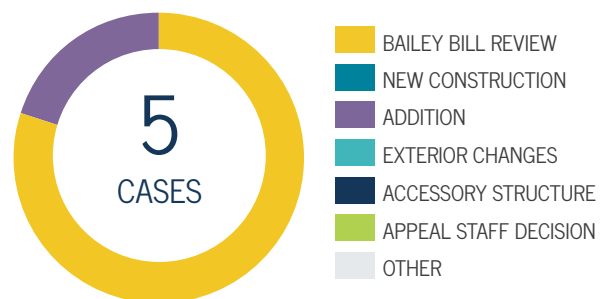
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

All applications for the Bailey Bill tax abatement program must be reviewed by the D/DRC per ordinance; you can learn more about the Bailey Bill and other preservation incentives [here](#).



### COMMON D/DRC REQUESTS

CASES HEARD IN APRIL



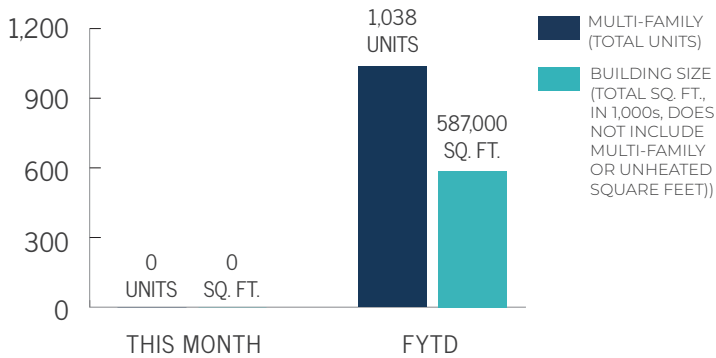
## Under Construction

Land Development Reviews

Approval for Major Subdivisions and Major Site Plans is granted at the Planning Commission level, whereas Minor Subdivisions and Minor Site Plans are reviewed solely by staff for compliance with the Unified Development Ordinance (UDO). **Major Subdivisions** are subdivisions of lots where platting, construction, opening, or extension of at least one of the following occurs: new streets, improvement of existing streets, water or sewer facilities, storm drainage facilities, and other utilities. **Major Site Plans** propose at least one of the following: nonresidential development of 100,000 square feet or greater, multi-family development of more than 25 units, or the development of new principal uses and structures on a lot.

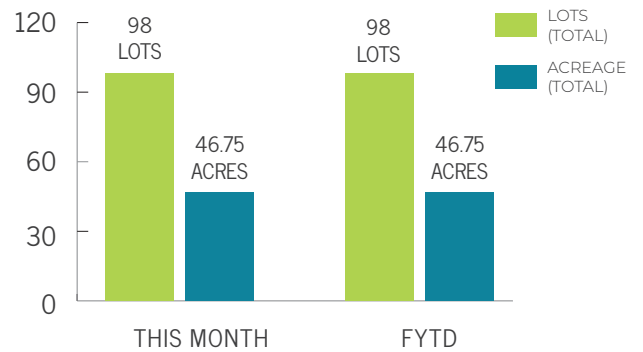
### MAJOR SITE PLANS

APPROVED BY PC



### MAJOR SUBDIVISIONS

APPROVED BY PC



### BY THE NUMBERS - APRIL 2023

<p><b>2</b></p> <p>MAJOR SUBDIVISIONS APPROVED BY PC</p>	<p><b>0</b></p> <p>MAJOR SITE PLANS APPROVED BY PC</p>	<p><b>4</b></p> <p>MINOR SUBDIVISION APPLICATIONS PROCESSED</p>	<p><b>3</b></p> <p>LAND DISTURBANCE PERMITS ISSUED</p>
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## Ensuring Compliance

Inspection & Enforcement Activities in April

CERTIFICATES OF OCCUPANCY ISSUED

**78**

BUILDING INSPECTIONS

**1,353**

LAND DEVELOPMENT INSPECTIONS

**4**

ZONING SITE VISITS

**48**

# Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	9
Commercial Building	39
Commercial Building Trade - Electrical	28
Commercial Building Trade - Gas	9
Commercial Building Trade - Mechanical	52
Commercial Building Trade - Plumbing	19
Commercial Roofing	8
Construction Trailer	0
Curb Cut	1
Demolition (Commercial)	0
Demolition (Residential)	1
Fire Alarm System	8
Fire Extinguishing System	1
Fire Sprinkler System	8
Land Disturbance	3
Residential Building	154
Residential Building Trade - Electrical	51
Residential Building Trade - Gas	9
Residential Building Trade - Mechanical	47
Residential Building Trade - Plumbing	12
Residential Roofing	46
Sign	14
Swimming Pool	6
Urban Forestry	0
Zoning Permit *	37
Zoning Temporary	0
Zoning Wireless Communication Facility	1
<b>Total Permits</b>	<b>563</b>

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	77	157	600	864
Residential Building Two Family	0	0	13	2
Residential Building Renovation	71	75	757	809
Commercial Building New	13	17	37	83
Commercial Building Renovation	25	23	327	242
Swimming Pools	6	4	62	63
Demolition	1	3	35	25
Zoning Permits	37	12	149	161
Total Value of Buildings	\$141,933,490.35	\$82,413,608.69	\$579,388,517.33	\$780,251,362.49
Total Building Inspections Made	1,353	1,529	13,629	12,407
Total Fees Collected (Includes Business License)	\$243,290.00	\$336,158.75	\$2,347,578.59	\$3,175,857.40
Plan Reviews	124	194	1,125	1,280
Fees Collected Plan Review	\$3,675.00	\$5,675.00	\$39,411.20	\$43,796.12

\* Zoning Permits are combined with Building Permits in the permitting software. The Zoning Permit count is for Zoning Only Permits (fences, temporary signs, Wireless Communication Facilities, etc.)

## Celebrate this May!

Each May we celebrate National Bike Month and National Historic Preservation Month in Columbia, and we've found these celebrations are a perfect pair! Our historic neighborhoods and business districts are easily accessed and enjoyed on two wheels, and generally our weather in May is perfect for exploring the City.

While we hope you celebrate year-round, May is a great time to be more intentional about it, and to take advantage of the additional resources offered as part of local celebrations. This May, make plans to take part in a number of activities and events sponsored by the City and our community partners. The calendar includes details on how you can take part in:

- » a month-long architectural scavenger hunt;
- » a lunch and learn about researching your historic home;
- » a children's craft activity just in time for Mothers' Day;
- » bike to work day;
- » a window repair workshop;
- » a preservation + urban design bike tour;
- » a host of community-organized bike rides, and more!

You can download printable calendars, get details, and access resources for our May celebrations easily at [columbiacompass.org/celebratemay](http://columbiacompass.org/celebratemay) - so make your plans today!



## Kandie Wright receives the 2023 Mabel Payne Award

Each year during Preservation Month, City staff present a local citizen with the Mabel Payne Award. The Award celebrates those in our community whom have engaged in education, leadership, conservation, or stewardship of the City's historic resources. Mabel Payne was one of the City's first planners in the 1950s, and her dedication and advocacy for our historic structures laid the foundation for the preservation of so much of historic fabric of the City that still exists today.

Kandie Wright's rehabilitation projects in the Historic Melrose neighborhood have transformed dilapidated, "lost cause" buildings into some of the most desirable houses in the neighborhood. Her rehabilitation of the Powell House, a Prairie-style home, is a rare and gorgeous example. Most recently, Kandie brought an Airplane Bungalow-style home on Maple back to life. City staff and Kandie's neighbors are thankful for her dedication to these structures and to her community, and we are glad to be able to shine a light on her good work this May.



**Upper Photo:** Kandie Wright recently restored this Airplane Bungalow on Maple Street in Melrose Heights to its former glory.

**Lower Photo:** Kandie Wright, 2023 Mabel Payne Award winner.