

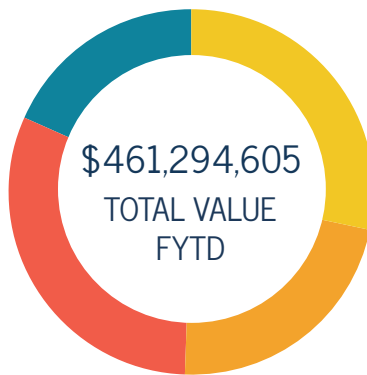


February 2024

# Development Snapshot

## Insights

This report focuses a lot on new building starts, however renovations and rehabilitations represent a critical piece of the development picture. While we always break out renovations on page 4, this month we are also highlighting out a much more in-depth analysis of the economic impact of structure maintenance and rehabilitation - specifically through the preservation of historic structures. Read more about the recently released and compelling economic impact study on page 5!



### FY 2023-2024 TO DATE\*

- 697 SINGLE/TWO-FAMILY/TOWNHOME  
\$131,385,194 DOLLAR VALUE
- 1 MULTI-FAMILY (310 UNITS)  
\$102,800,000 DOLLAR VALUE
- 235 COMMERCIAL  
\$143,622,618 DOLLAR VALUE
- 1,563 TRADES/OTHER  
\$83,456,793 DOLLAR VALUE

\*Values rounded to the nearest whole number.

## Getting Started

Helping Facilitate the Development Process in February

PRE-DEVELOPMENT  
MEETINGS

14

ANNEXATION  
REQUESTS

3

ZONING  
CONFIRMATIONS

112

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 2023-2024 TO DATE



## LAND USE BOARDS & COMMISSION REVIEWS

FEBRUARY 2024

CONSENT AGENDA

REGULAR AGENDA

Board of Zoning Appeals  
(BoZA)

NO MEETING; LACK OF QUORUM

Design/Development Review Commission  
(D/DRC)

2 CASES / 67%

1 CASE / 33%

Planning Commission  
(PC)

5 CASES / 56%

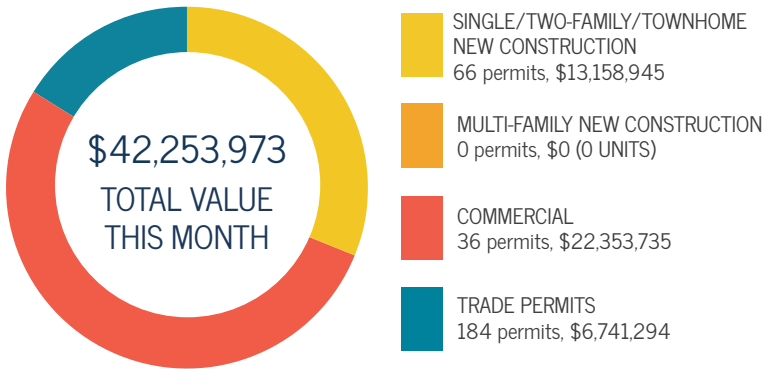
4 CASES / 44%

## Under Construction

Permits Issued in February

### PERMIT VALUATION\* & NUMBER OF PERMITS

PERMITS ISSUED IN FEBRUARY

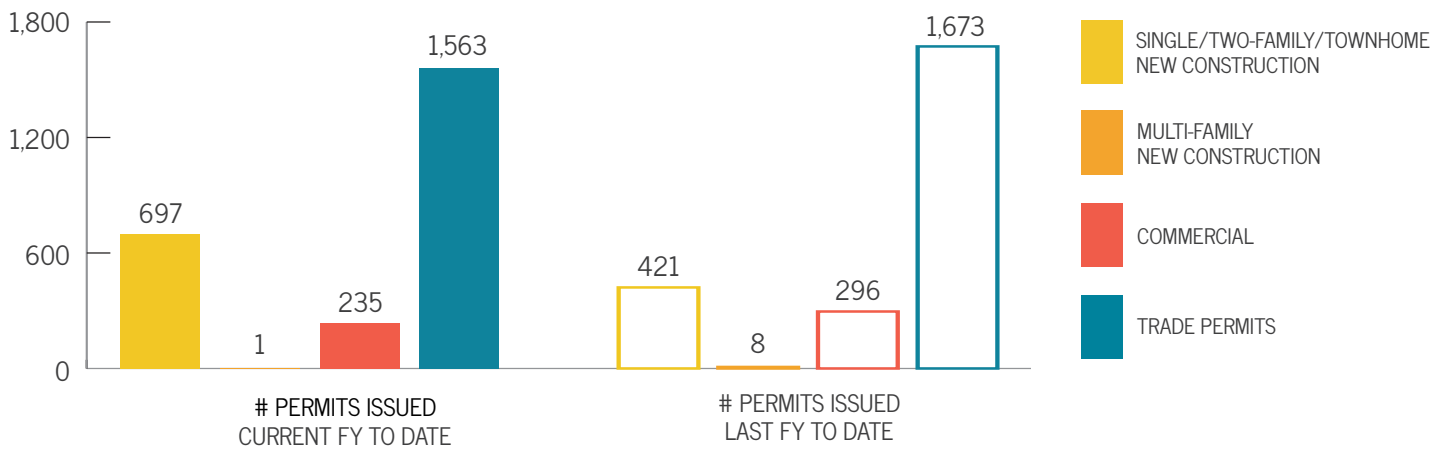


\*Values rounded to the nearest whole number.

### Did you know?

There are a number of financial incentives available to help preserve and restore Columbia's existing historic building stock, and you can learn more here: [bit.ly/HPincentives](https://bit.ly/HPincentives)

With the knowledge that preservation helps drive our local economy (see pg. 5 of this report for the details), these serve as economic development incentives that are accessible to both commercial and residential property owners!



### DESIGN REVIEW

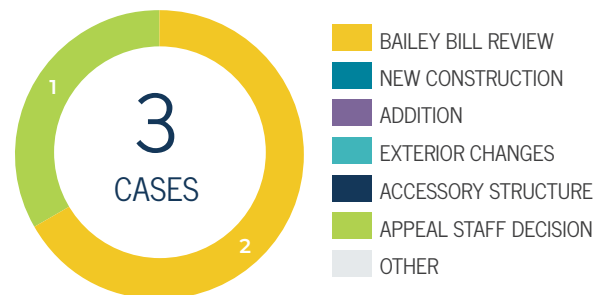
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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 FEBRUARY



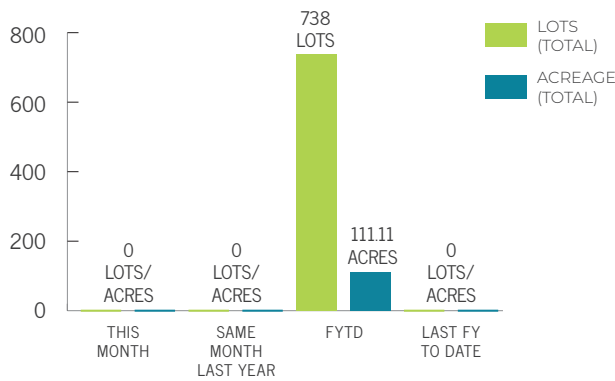
## Under Construction

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.

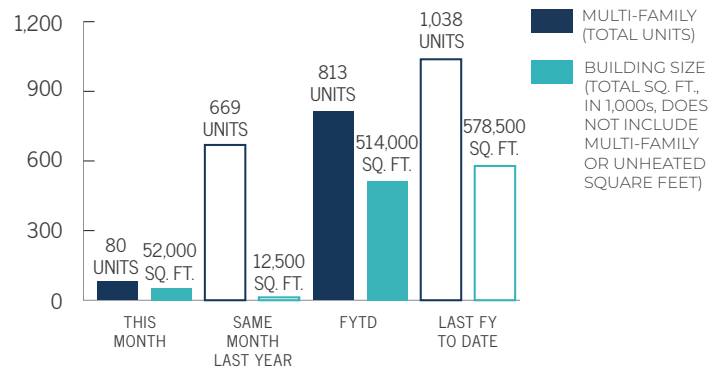
### MAJOR SUBDIVISIONS

APPROVED BY PC



### MAJOR SITE PLANS

APPROVED BY PC



### BY THE NUMBERS - FEBRUARY 2024

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

Inspection & Enforcement Activities in February

<p>CERTIFICATES OF OCCUPANCY ISSUED</p> <p>90</p>	<p>BUILDING INSPECTIONS</p> <p>1,466</p>	<p>LAND DEVELOPMENT INSPECTIONS</p> <p>5</p>	<p>ZONING SITE VISITS</p> <p>59</p>
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# Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	10
Commercial Building	36
Commercial Building Trade - Electrical	27
Commercial Building Trade - Gas	4
Commercial Building Trade - Mechanical	25
Commercial Building Trade - Plumbing	17
Commercial Roofing	5
Construction Trailer	0
Curb Cut	1
Demolition (Commercial)	2
Demolition (Residential)	1
Fire Alarm System	11
Fire Extinguishing System	1
Fire Sprinkler System	7
Land Disturbance	4
Residential Building	144
Residential Building Trade - Electrical	41
Residential Building Trade - Gas	5
Residential Building Trade - Mechanical	39
Residential Building Trade - Plumbing	26
Residential Roofing	48
Sign	23
Swimming Pool	6
Urban Forestry	0
Zoning Permit *	38
Zoning Temporary	3
Zoning Wireless Communication Facility	2
<b>Total Permits</b>	<b>553</b>

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	66	66	687	408
Residential Building Two Family	0	2	10	13
Residential Building Renovation	71	76	546	598
Commercial Building New	4	4	25	21
Commercial Building Renovation	29	24	199	275
Swimming Pools	6	5	34	47
Demolition	3	2	51	29
Zoning Permits	38	19	247	96
Total Value of Buildings	\$59,081,054.55	\$36,120,254.16	\$580,137,616.17	\$370,060,271.41
Total Building Inspections Made	1,466	1,095	12,786	10,931
Total Fees Collected (Includes Business License)	\$170,042.50	\$143,497.50	\$1,593,574.95	\$1,888,407.09
Plan Reviews	98	120	970	824
Fees Collected Plan Review	\$3,970.50	\$4,397.50	\$34,245.75	\$29,830.70

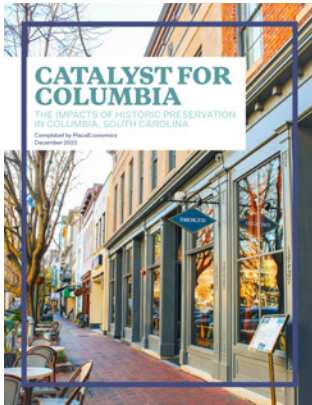
\* Zoning Permits are combined with Building Permits in the permitting software. The Zoning Permit count is for Zoning Only Permits (fences, temporary signs, Wireless Communication Facilities, etc.)



February 2024

# Planning & Development News

## Quantifying the Impact of Preservation on Our Economy



We're excited to announce that we've recently released the findings of a study on the economic impact of historic preservation in Columbia! You can read the report and access other preservation resources here: [bit.ly/HP\\_resources](https://bit.ly/HP_resources)

In partnership with Historic Columbia, the City of Columbia engaged a consultant, Donovan Rypkema of [PlaceEconomics](https://PlaceEconomics.com), to do a deep dive into the economic impact of historic resources in Columbia. Mr. Rypkema, an internationally recognized analyst with over 30 years of experience, and his team looked at the role that the City's historic resources play in generating tourism dollars, their impact on property values and affordable housing, and the influence of local historic tax incentives. While the research is in-depth, the report is engaging and readable and the news is good!

The conclusion: **historic preservation activities have created quantifiable positive economic impacts in Columbia.** Some highlights include:

- » Home values in local historic districts consistently outperform home values in the rest of the Columbia market
- » The Bailey Bill property tax abatement program creates over 100 jobs and \$5M in labor income annually
- » Heritage tourism produces \$265M in labor income each year and \$37M in direct and local taxes

This comprehensive report is filled with illuminating statistics, helpful case studies, and more - and just like these monthly reports, it provides critical insight into Columbia's development and built environment!

## Help Make Sure We All Count!

With the help of staff and volunteers, the Planning Division routinely conducts Pedestrian & Bicyclist counts throughout Columbia. This helps ensure that all of the City's residents count: transit riders, pedestrians, and bicyclists are often not accounted for in traffic studies – the same traffic studies used to make important decisions about our City's landscape.

After the close of each year's counts, we work to analyze and report on the data received, and you can find past reports here: [bit.ly/COC\\_counts](https://bit.ly/COC_counts). We're still putting the finishing touches on our 2023 report, but that data analysis is why you'll see some new count locations on the list this year - so sign up early for your pick of count locations!

[Sign up](#) to volunteer this April:

- » Saturdays, April 6, 13, and 20, 10:00am-noon
- » Weekdays (Tuesdays, Wednesdays, and Thursdays), April 9-11 and 16-18, 7:30-9:30am

## Calhoun Street Improvements



Calhoun Street recently underwent a transformation between Wayne and Harden! Improvements included resurfacing (Wayne to Gregg), restriping, and the installation of bike accommodations.

The project includes a change in the traffic pattern, which is supported by traffic volumes. To learn more about the bike facilities, vehicular lane shifts, parking, and more, visit [bit.ly/PDS-Projects](https://bit.ly/PDS-Projects).



Want to access a digital version of this report or others? Check out our reporting + outreach page - visit [bit.ly/PDS-report](https://bit.ly/PDS-report) or use this QR code.