



## Insights

We're marking changes this month, with both this report and our surroundings. The new fiscal year means some changes to this report, and you'll notice on the pages that follow that we've added some year-over-year comparisons.

As the FYTD chart that generally appears to the right is repetitive of the chart that follows on page 2 each July, we thought we'd highlight some physical changes in our vicinity as well. The Standard, a 678-bedroom private student dormitory located catty-corner from our offices at Washington Square, held their ribbon cutting on July 31st, and will welcome new residents in August as schools reopen this Fall.



A view of the Standard from the pool deck, taken during the July ribbon cutting celebration.

## Getting Started

Helping Facilitate the Development Process in July

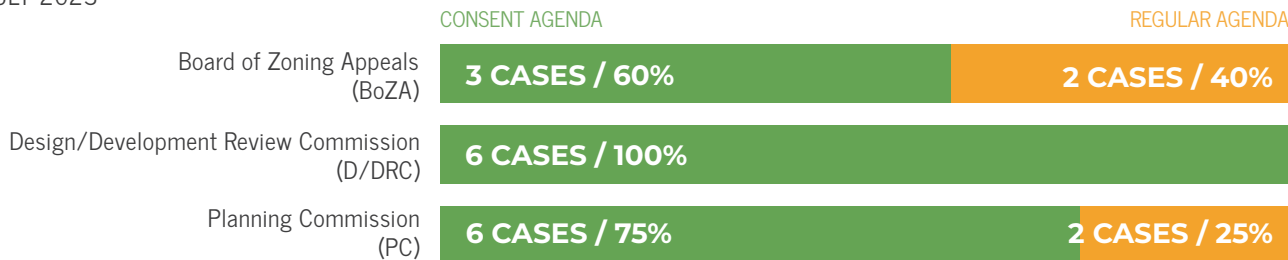


FY 2023-2024 TO DATE



## LAND USE BOARDS & COMMISSION REVIEWS

JULY 2023

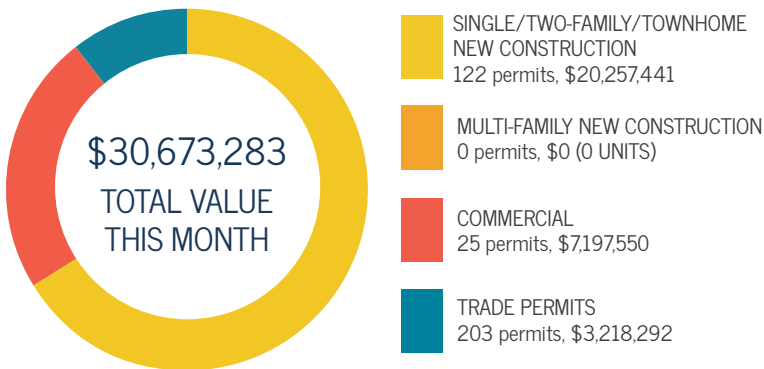


## Under Construction

Permits Issued in July

### PERMIT VALUATION\* & NUMBER OF PERMITS

PERMITS ISSUED JULY 2023

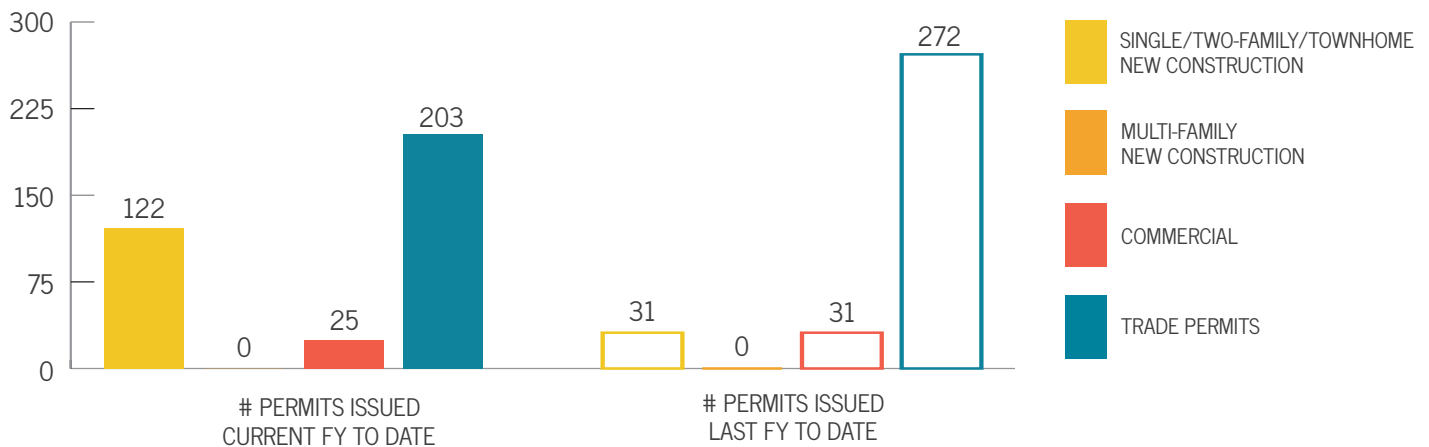


\*Values rounded to the nearest whole number.

### Did you know?

Stand-alone accessory structures like sheds that are less than a certain size (200 sq.ft. for residential, 120 sq.ft. for commercial) may not require a building permit, but they do require a zoning permit to ensure they meet setback, height, and other requirements.

So if you're planning on installing some summertime shade in the form of a gazebo, you can easily access a permit application [here](#).



### DESIGN REVIEW

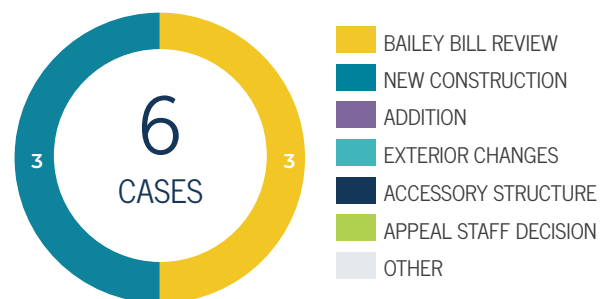
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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 JULY



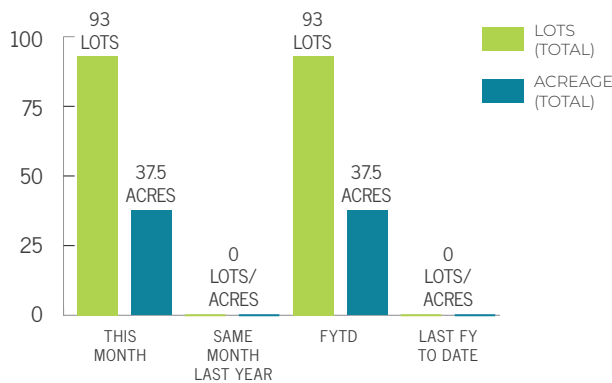
## Under Construction

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



### UDO Changes in Action

One of the goals of the Unified Development Ordinance (UDO) that went into effect in 2021 was to streamline the number of cases that required Board of Zoning Appeals review.

The numbers tell a great story! The three years prior to the adoption saw average annual caseload of around 100 cases. After adoption, in FY21-22 BoZA heard 49 cases and in FY22-23 there were 37. This saves time and money for applicants and the City.

### BY THE NUMBERS - JULY 2023

1

MAJOR SUBDIVISIONS APPROVED BY PC

0

MAJOR SITE PLANS APPROVED BY PC

10

MINOR SUBDIVISION APPLICATIONS PROCESSED

1

LAND DISTURBANCE PERMITS ISSUED

## Ensuring Compliance

Inspection & Enforcement Activities in July

CERTIFICATES OF OCCUPANCY ISSUED

64

BUILDING INSPECTIONS

1,353

LAND DEVELOPMENT INSPECTIONS

7

ZONING SITE VISITS

53

# Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	17
Commercial Building	25
Commercial Building Trade - Electrical	22
Commercial Building Trade - Gas	6
Commercial Building Trade - Mechanical	30
Commercial Building Trade - Plumbing	15
Commercial Roofing	5
Construction Trailer	0
Curb Cut	0
Demolition (Commercial)	5
Demolition (Residential)	6
Fire Alarm System	4
Fire Extinguishing System	1
Fire Sprinkler System	10
Land Disturbance	1
Residential Building	203
Residential Building Trade - Electrical	50
Residential Building Trade - Gas	7
Residential Building Trade - Mechanical	60
Residential Building Trade - Plumbing	13
Residential Roofing	43
Sign	22
Swimming Pool	5
Urban Forestry	0
Zoning Permit *	35
Zoning Temporary	2
Zoning Wireless Communication Facility	0
<b>Total Permits</b>	<b>587</b>

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	122	28	122	28
Residential Building Two Family	0	3	0	3
Residential Building Renovation	77	87	77	87
Commercial Building New	3	2	3	2
Commercial Building Renovation	19	26	19	26
Swimming Pools	5	10	5	10
Demolition	11	3	11	3
Zoning Permits	35	10	35	10
Total Value of Buildings	\$37,608,646.37	\$48,125,539.55	\$37,608,646.37	\$48,125,539.55
Total Building Inspections Made	1,353	1,483	1,353	1,483
Total Fees Collected (Does Not Include Business License) **	\$165,065.00	\$287,450.42	\$165,065.00	\$287,450.42
Plan Reviews	163	106	163	106
Fees Collected Plan Review	\$4,986.00	\$4,306.00	\$4,986.00	\$4,306.00

\* 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.)

\*\* Starting January 2023, "Total Fees Collected" reflects only Planning & Development Services fees; totals calculated prior to January of 2023 also incorporated Business License fees collected in association with permits.

## 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.

Set aside two hours this Fall + join us:

- » Saturdays, September 9, 16, and 23, 10:00am-noon
- » Weekdays (Tuesdays, Wednesdays, and Thursdays), September 12-14 and 19-21, 7:30-9:30am

Sign up today: [bit.ly/2023FallCounts](https://bit.ly/2023FallCounts)



## Apply to par(k)ticipate in PARK(ing) Day by August 18th!

PARK(ing) Day is Friday, September 15th, 2023. The application period is open, and this year’s theme is a fun one – we’re asking you to pick one word to tell us what your 2023 park will be open for!



**Learn more and reserve your parking spaces** (locations are first-come-first-served) and pull your full application together by August 18th to host a park in downtown Columbia!

PARK(ing) Day is an annual open-source global event where citizens, artists, and activists collaborate to temporarily transform metered parking spaces into PARK(ing) spaces – temporary public spaces. Always scheduled for the third Friday in September, the City of Columbia has been host to PARK(ing) Day celebrations since 2015. Each year, artists, architects, advocates for public space, and more come together to design and build temporary parklet installations in parking spaces throughout the urban core, inspiring and challenging Columbians to re-frame how we think about public space.

## Downtown Strategic Master Plan Request for Proposals

While it may be hard to agree on a lot of things these days, one thing most Columbians can likely agree on is that downtown Columbia has changed a lot in the past 20 years. Major infrastructure projects have been completed or are underway, thousands of housing units have been built downtown, the City has adopted a new Unified Development Ordinance and Comprehensive Plan, the COVID-19 pandemic has shifted the way cities think about living, working and using public space and transportation has started a major shift to being shared and electric.

This year, the City will initiate a strategic master planning process for downtown Columbia to articulate a current vision for the future development of the downtown area. The plan will focus on supporting high-quality public space that prioritizes pedestrian activity, a dynamic public realm, and fosters urban living and economic development.

Stay tuned for the Request for Proposals coming soon!