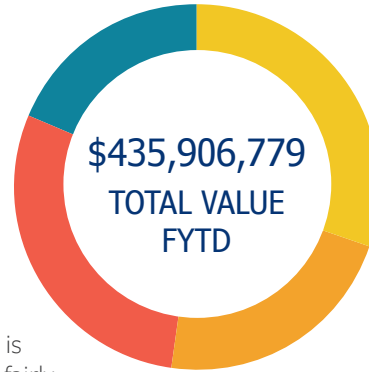


Insights

As with any other sector, there are a lot of tasks our staff takes on behind the scenes that ensure our operations continue to run smoothly and efficiently. One of these recent efforts may have provided a bit of a peek behind the curtain - we've been working to migrate our permitting software's storage and functionality from a server to the cloud, and that temporarily impacted access to our online permitting portal.

Why is this an insight into our monthly report data? February is already a shorter month, and from our monthly numbers, it's fairly clear that some users find the portal to be so convenient that they simply waited for it to come back online - and reduced February totals will likely be offset in March.



FY 2024-2025 TO DATE

- SINGLE/TWO-FAMILY/TOWNHOME NEW CONSTRUCTION
673 permits, \$132,644,379
- MULTI-FAMILY NEW CONSTRUCTION
23 permits, \$96,159,982 (692 units)
- COMMERCIAL
229 permits, \$126,288,836
- TRADES/OTHER
1,963 permits, \$80,813,582

*Values rounded to the nearest whole number.

Getting Started

Helping Facilitate the Development Process in February

PRE-DEVELOPMENT MEETINGS

11

ANNEXATION REQUESTS

2

ZONING CONFIRMATIONS

126

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 2024-2025 TO DATE

97 16

799

912

LAND USE BOARDS & COMMISSION REVIEWS

February 2025

CONSENT AGENDA

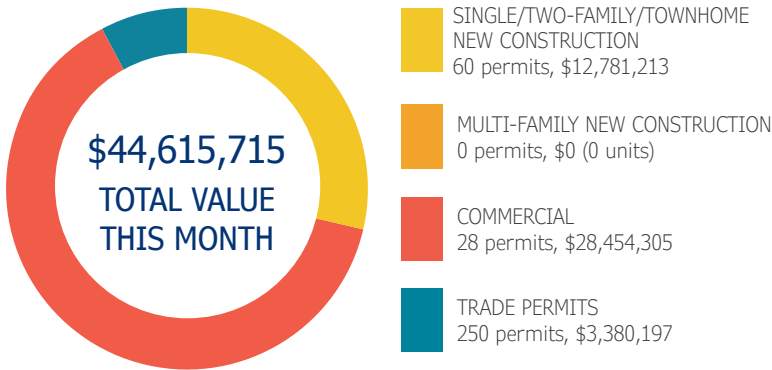
REGULAR AGENDA

	CONSENT AGENDA	REGULAR AGENDA
Board of Zoning Appeals (BoZA)		1 CASE / 100%
Design/Development Review Commission (D/DRC)	1 CASE / 33%	2 CASES / 67%
Planning Commission (PC)	2 CASES / 50%	2 CASES / 50%

Under Construction

Permits Issued in February

PERMIT VALUATION* & NUMBER OF PERMITS

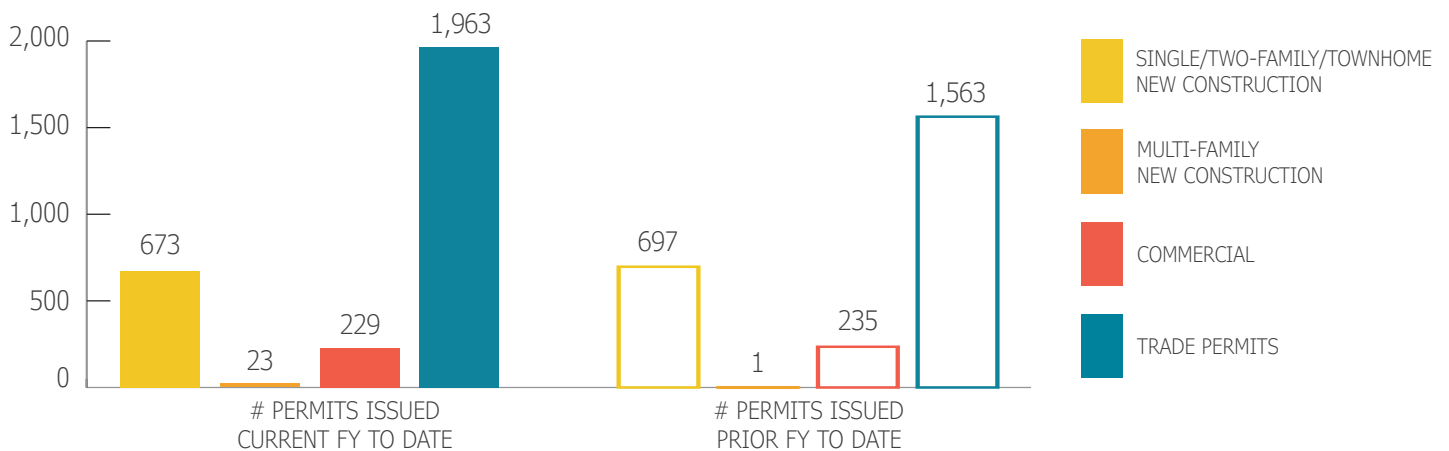


*Values rounded to the nearest whole number.

Protecting Pedestrians

We know that work within the right-of-way is often necessary, and when it is, your go-to guide on how to best navigate the encroachment process certainly includes the *Pedestrian Accommodation Guide for Temporary Encroachments*, which is available [on our encroachments webpage](#).

When work in the right-of-way will cause the closure of a sidewalk for more than 48 hours, a Pedestrian Routing Plan (hand drawn or drafted using professional software) must be submitted as part of the encroachment permit application. The *Pedestrian Accommodation Guide* not only provides a checklist for this plan submittal, but also provides a handy template - so be sure to check it out!



DESIGN REVIEW

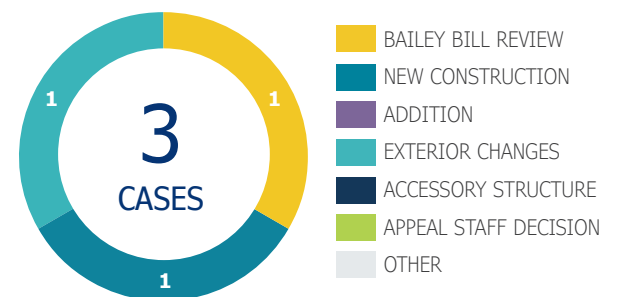
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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



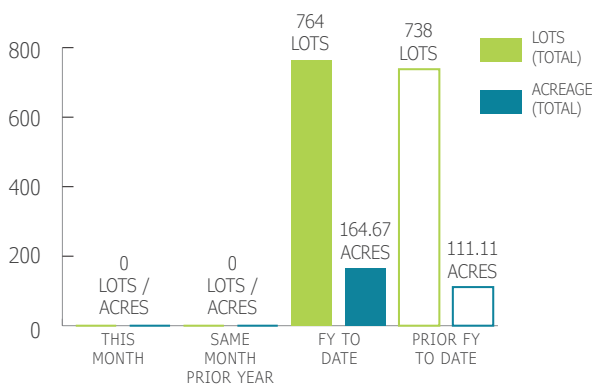
Under Construction

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.

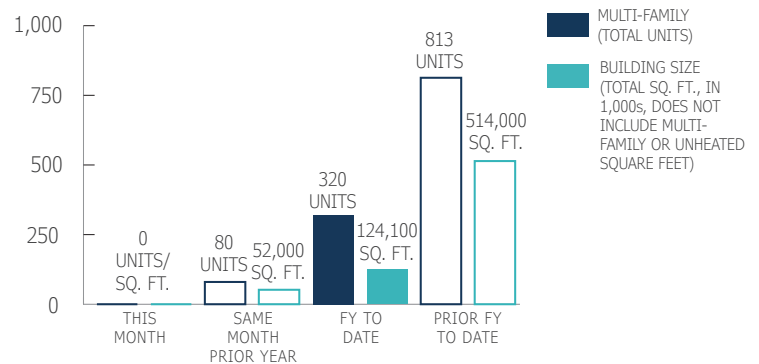
MAJOR SUBDIVISIONS

Approved by Planning Commission



MAJOR SITE PLANS

Approved by Planning Commission



BY THE NUMBERS - FEBRUARY

0	0	4	9
MAJOR SUBDIVISIONS APPROVED BY PC	MAJOR SITE PLANS APPROVED BY PC	MINOR SUBDIVISION APPLICATIONS PROCESSED	LAND DISTURBANCE PERMITS ISSUED

Ensuring Compliance

Inspection & Enforcement Activities in February

CERTIFICATES OF OCCUPANCY ISSUED	BUILDING INSPECTIONS	LAND DEVELOPMENT INSPECTIONS	ZONING SITE VISITS
85	1,613	14	61

Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	19
Commercial Building	28
Commercial Building Trade - Electrical	27
Commercial Building Trade - Gas	8
Commercial Building Trade - Mechanical	30
Commercial Building Trade - Plumbing	14
Commercial Roofing	9
Construction Trailer	0
Curb Cut	0
Demolition (Commercial)	1
Demolition (Residential)	6
Fire Alarm System	2
Fire Extinguishing System	0
Fire Sprinkler System	3
Land Disturbance	9
Oversized Moving	0
Prescribed Grazing	0
Residential Building	140
Residential Building Trade - Electrical	60
Residential Building Trade - Gas	15
Residential Building Trade - Mechanical	44
Residential Building Trade - Plumbing	52
Residential Roofing	37
Sign	20
Swimming Pool	3
Urban Forestry	1
Zoning Permit *	37
Zoning Temporary	1
Zoning Wireless Communication Facility	0
Total Permits	566

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	60	66	650	687
Residential Building Two Family	0	0	23	10
Residential Building Renovation	66	71	670	546
Commercial Building New	4	4	55	25
Commercial Building Renovation	24	29	192	199
Swimming Pools	3	6	30	34
Demolition	7	3	37	51
Zoning Permits	37	38	272	247
Total Value of Buildings	\$130,007,005.44	\$59,081,054.55	\$690,739,679.48	\$580,137,616.17
Total Building Inspections Made	1,613	1,466	12,231	12,786
Total Fees Collected **	\$202,470.07	\$170,042.50	\$1,721,098.97	\$1,593,574.95
Plan Reviews	104	98	1,041	970
Fees Collected Plan Review	\$3,057.07	\$3,970.50	\$35,128.97	\$34,245.75

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

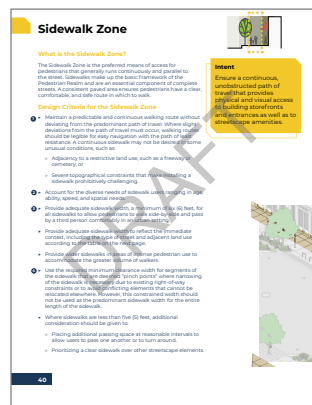
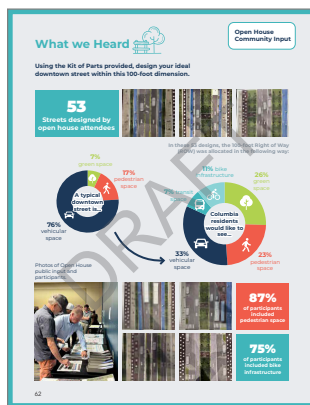
** Totals provided are specific to Planning & Development Services fees only; other fees that are collected by the Development Center as part of the permitting process, such as business license or land disturbance permit fees, are not included in the above totals.

NOTE: A system-wide update to the City's permitting software in late February reduced access to the online payment portal, and thereby a reduction in fees collected during the already shorter month.

Downtown Strategic Plan Public Open Houses

We're hosting two public open houses on Wednesday, March 12th! Make plans to join us between 11AM-1PM or 4PM-6PM in the Lincoln Room of the Columbia Metropolitan Convention Center, 1101 Lincoln Street.

These drop-in format open houses are a chance to review the draft guidelines, which are a key deliverable of the planning process that have the potential to shape Downtown Columbia's built environment for years to come.

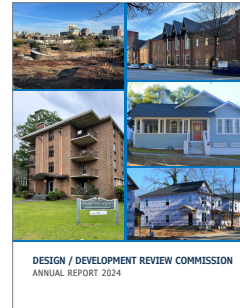


Both the draft guidelines and draft plan document (excerpts shown above) are available [on the project website](#), and comments can be provided at the meeting, or by [utilizing the online comment form](#) through Friday, March 21st.

Dig into the Data

While these monthly snapshots are a great way to keep track of the data, we also produce more comprehensive reports that provide access to a broader range of data points! Two such reports have been recently posted to our [Reporting + Outreach webpage](#).

The [Planning & Development Services Annual Report for Fiscal Year 2023 - 2024](#) reviews department activities as a whole, as well as a host of detailed data.



The [Design/Development Review Commission Annual Report for 2024](#) summarizes the actions taken and projects reviewed by the D/DRC throughout the calendar year, also highlighting the status of ongoing projects throughout the City's preservation and design districts.

Our ongoing reporting efforts help increase community knowledge surrounding City programs, policies, and projects - and this year's report's were updated to reflect the City's new branding as well! Take a moment to dig into the data - and share it with others - by using the links herein, or the QR code below.

Volunteer for our Spring Pedestrian + Bicyclist Counts

By counting pedestrians and bicyclists, volunteers and city staff help to 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.

Counts are taken during a two-hour time period, on a weekend (Saturday from 10am - noon) or weekday (Tuesday, Wednesday, or Thursday from 7:30 - 9:30am). This Spring, we'll be counting on Saturdays, 10am - 12pm (March 29, April 5, and April 12) + on Tuesdays, Wednesdays, and Thursdays, 7:30 - 9:30am (April 1-3 and April 8-10). Volunteers are able to select from a predetermined list of locations selected by the Planning Division when signing up to count.

Set aside a couple of hours on your calendar - you can learn more about the count program, and sign up to volunteer at [bit.ly/COC_counts](#).



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