**C2P2 Draft Memo to CAC – Framework Recommendations**

**Overview**

The City of Columbus has initiated a new approach to area and neighborhood planning for the city – the Columbus Citywide Planning Policies (C2P2). It establishes a foundation for future neighborhood planning and development review and includes general principles, design guidelines, land use policies, and (eventually will include) neighborhood land use plans for individual areas of the city.

C2P2 is intended to standardize the city’s approach to land use planning across its many neighborhoods and to provide consistent, predictable, and best practice land use policies throughout the city. It is in part spurred by the need for the city to proactively establish land use and design policies that will appropriately guide the location, character and intensity of new growth and development throughout the city in light of the recent growth already being experienced in Columbus and the projected growth that has been forecast for Central Ohio over the next 30 years.

The city has requested that Area Commissions adopt resolutions of support and commit to adoption of C2P2, as described below. At its May 3, 2018 meeting the CAC requested that the Planning & Development Committee and Zoning & Variance Committee conduct a review of the proposed C2P2 and provide recommendations for the CAC’s consideration.

The Planning & Development Committee reviewed and discussed C2PC materials at its May 22 meeting and multiple members attended the May 23 informational session with city leadership and Development Department officials to learn more about C2P2 and to ascertain its implications for Clintonville.

**Adoption Process**

C2P2 may be adopted by Area Commissions in a two-step process:

* **Step 1, Early Adoption**, provides neighborhoods the opportunity to benefit from C2P2 Design Guidelines immediately, and earlier than their scheduled Land Use Plan update.
* **Step 2, Complete Adoption** includes the creation of new or updated Land Use Plans by area. In Step 2, the city will work directly with each area to develop (or update) the neighborhood Land Use Plan, including a recommended Land Use Map and Area Specific Policies.

**Considerations**

* The CAC’s Planning & Development Committee has undertaken a review of the 2009 Clintonville Neighborhood Plan (CNP) and has developed a series of recommendations for needed updates to the Plan (refer to May 2018 CNP Review Report).
* While C2P2 includes a series of Guiding Principles and general Design Guidelines for land use and development, the Clintonville Neighborhood Plan already includes a variety of (in many cases) more detailed design guidelines as part of the Land Use Plan which provide more specificity than the baseline design guidelines of C2P2.
* C2P2 includes a series of land use categories, each with associated descriptions, guidelines and associated density ranges. These land use categories are generally consistent with the categories included in the 2009 CNP Land Use Plan, however, C2PC includes a further breakdown of sub-categories (e.g. the CNP includes a single Mixed Use category that applies to the High Street and Indianola corridors, while C2PC includes three subcategories of Mixed Use).
* It is not anticipated that Clintonville is facing significant land use change in its established residential neighborhoods. However, the mixed use/commercial corridors of High Street and Indianola Avenue are already experiencing infill and redevelopment, and as described in the CNP Review Report, warrant further planning consideration to guide future development proposals.
* C2P2 does not change current zoning or the application of existing Urban Commercial or Community Commercial Corridor Overlays.
* Adoption of C2P2 as the official citywide planning policy may eventually render some aspects of the Clintonville Neighborhood Plan obsolete. For instance C2P2 will not address transportation or infrastructure needs of neighborhoods, as these will be dealt with through separate systems-based planning initiatives by the city.
* However, C2P2 does offer an opportunity to engage the city to address identified land use and development-related issues and needed updates to the CNP with regard to the Land Use Plan and associated Design Guidelines.
* C2P2 also offers immediate benefits to other areas of the city that do not currently benefit from an adopted neighborhood plan or the application of commercial corridor overlay.

**Recommendations**

The Planning and Development Committee recommends that:

* The CAC consider adopting a **Resolution of Support in Principle** for C2P2 and intent to adopt, (but not “Early Adoption”). Early adoption is not needed for Clintonville, as existing CNP Design Guidelines are in place.
* The resolution should indicate **Intent for Complete Adoption**, to become effective concurrent with initiation of a Land Use Plan update process conducted by the city in partnership with the CAC.
* The resolution should further include the following items:
* Recognition that the Clintonville Neighborhood Plan already includes a variety of more detailed design guidelines as part of the Land Use Plan which provide more specificity than the baseline design guidelines of C2P2. Any future update of the Clintonville Land Use Plan as part of the C2P2 process should incorporate the CNP guidelines and include a review and refinement of those guidelines as pertains to individual land use categories and/or subdistricts within the neighborhood.
* Recognition that Clintonville’s mixed use corridors (currently classified as Mixed Use on the CNP Land Use Map) have a wide range of development patterns, characters, and intensities. The corridors also have a variety of opportunities for infill and redevelopment . A future update of the Land Use Plan should reflect both existing character to be preserved, as well as opportunities for new strategically located development types through careful application of the Mixed Use sub-categories proposed by C2P2.
* Acknowledgement of the Clintonville Neighborhood Plan Review Report, and request for dialogue with the city to address immediate land use and development concerns identified in the report, in advance of and in preparation for C2P2 adoption. This should include coordination and preparation for public engagement to be conducted as part of an eventual Land Use Plan update.
* Assurance by the city that other critical aspects of community and development planning currently addressed by the CNP but not to be addressed through C2P2, such as transportation and infrastructure, will be appropriately addressed and coordinated with C2P2 and application of the Land Use Plan through development review. In particular, the relationship between proposed private development and the transportation system (e.g. public right-of-way design, streetscape standards, traffic, transit, and parking considerations) should be coordinated to ensure successful outcomes and mitigate concerns with future development.