

**City of Columbus**  
**City Council Special Meeting**  
**04.24.19**

The 04.24.19 special meeting of the City of Columbus City Council was called to order at 6:03 p.m. by Mayor Jesse Preiner at the City Hall. Present were Council Members Jeff Duraine, Janet Hegland, Denny Peterson, and Shelly Logren; City Administrator Elizabeth Mursko, City Attorney Bill Griffith, City Engineer Dennis Postler, Interim City Planner Haila Maze, and Public Communications Coordinator Jessica Hughes.

Also in attendance were: Cindy Angel, Joe Bazey, Kris King, Matt Joyer, Anne Haslerud, and Mark Daly.

**A. CITY COUNCIL SPECIAL MEETING**

**1. Call to Order – Special Meeting – 6:03 p.m.**

**B. DISCUSSION AND PRESENTATION – COLUMBUS 2040 COMPREHENSIVE PLAN**

Interim City Planner Haila Maze gave a PowerPoint presentation on Columbus' 2040 Comprehensive Plan and the revision process. Some challenges from the Metropolitan Council to the 12.18.18 draft were that there is a significant amount of land tied up by overlays (like the suburban residential overlay), and it was unclear how the overlay tied in with underlying zoning.

The questions that Maze intended to have the Council answer by the end of this meeting were:

1. Are the land uses in the right locations?
2. Are the housing densities appropriate?
3. Should there be any general guidance for what types of uses are and aren't allowed in each area?

Maze began by discussing the different mixed use areas being proposed in the new Comprehensive Plan draft. In the Freeway District two levels of mixed use are being proposed; high density at 17-30 units per acre and medium density at 8-16 units per acre. In Lake Drive's commercial industrial district off Humber Street, a low density mixed use area is proposed at 1-3 units per acre.

Maze continued by providing the Council with a breakdown from the 12.18.18 Comprehensive Plan draft of developable acres in the City by land use category. In total, that plan showed 530 developable acres out of 1612 total acres.

With that, Maze asked for questions from the Council. Mayor Preiner asked if there are three zoning districts in the Freeway District, and can the Council decide to add more? Maze said there are three and the Council does have discretion to add more. She continued to suggest that the underlying zoning in the Freeway District be changed to handle new mixed use designations. Once the Comprehensive Plan is approved, the zoning code will be amended to ensure compatibility. Mursko added that once that occurs, more discussions about allowable uses will be had.

Hegland suggested decreasing the size of the light industrial district in the Freeway District. She said she does not understand why the City would want to have more light industrial than commercial in that area. She added that the McCombs Study did not suggest more light industrial than commercial, and it doesn't make sense with Hy-Vee coming to the area. In addition, from a tax value perspective, the commercial land use district would bring in more dollars than light industrial. She finished by saying the City needs to maximize the good land adjacent to the freeway. Logren agreed that there should be more commercial than light industrial. Hegland clarified that she recommends moving the southern commercial land use boundary on the east side of I-35 to 145<sup>th</sup> Avenue NE. In addition the commercial land use boundary on the east side of W. Freeway Drive (west of I-35) should be moved south to about I-35W. Lastly, the commercial land use boundary on the west side of W. Freeway Drive should also be moved south to the southern property line of 14118 W. Freeway Drive.

Mayor Preiner asked what the tax value difference is between light industrial and commercial. Mursko said that there is a price per square foot difference. Most commercial designs have a higher value because there are more intense design standards for the commercial area than the light industrial area. Maze added that the zoning code can be written to allow certain uses in both the commercial and light industrial areas.

Mayor Preiner asked if the Comprehensive Plan can be amended in the future? Maze replied that it can. Hegland followed up by asking how long the Council has to change the underlying zoning? Mursko said roughly 9 months. Griffith added that the mixed use zoning can be accelerated to get it done early.

**Motion by Hegland to change the boundary for the commercial land use and industrial land use to 145<sup>th</sup> Avenue NE on the east side of I-35 and the southern property line of 14118 W. Freeway Drive and the west side of W. Freeway Drive and on the east side of W. Freeway Drive to about I-35W. Seconded by Logren. Votes as follows; Peterson – aye; Hegland – aye; Preiner – aye; Duraine – aye; Logren – aye. Motion carried.**

**Motion by Peterson to accept changes presented by Maze except for changes that were adopted tonight and during the neighborhood meeting held on 04.22.19. Seconded by Duraine. Motion carried unanimously.**

## **F. ADJOURNMENT**

**Motion by Hegland to adjourn. Seconded by Duraine. Motion carried unanimously.**

Meeting adjourned at 6:45 p.m.

Respectfully Submitted:

Jessica Hughes, Public Communications Coordinator