



# Comprehensive Plan

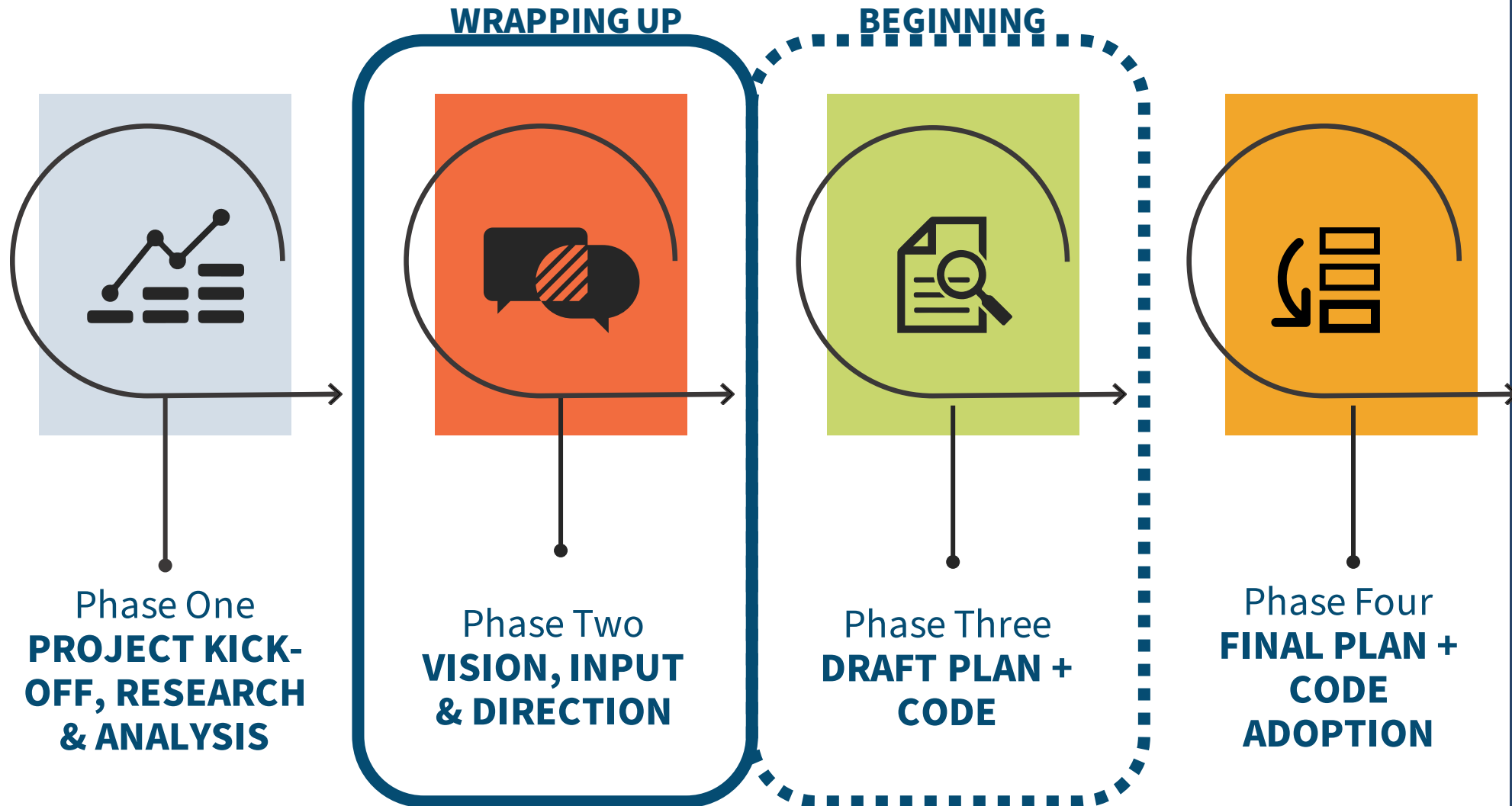
Public Input Review

June 6th, 2024

# Agenda

- Review of Public Engagement Feedback
  - Stakeholder Interviews
  - Public Workshop
- Growth Themes + Zoning Considerations
- What's Next?

# Project Scope + Schedule





# Review of Public Engagement Feedback

# Review of Public Engagement Feedback

## Stakeholder Interviews

- Local school district
- Local businesses
- Healthcare organizations
- Realtors + Landlords
- Long-term residents

Quality of Life +  
Resources

The Future of  
Columbus

Downtown  
Opportunities

Housing Demand +  
Availability

# Review of Public Engagement Feedback

## Quality of Life + Resources

- Spirit of volunteerism and **rallying to support fellow residents** thrives in Columbus. Frequently mentioned as a key character trait of the community. There is always someone ready to help.
- Some concerns for **food insecurities** if households don't have a car and are limited to local resources.
  - A few organizations exist that provide services and meals that are heavily used today.
  - Limited healthy food options – farmers market and community garden (seasonal)
  - Expensive and limited selection with local food vendors.
- Access to a **variety of healthcare services** is a major win for a rural Kansas community.
  - Projected to keep adding more services and resources in the near future.
- A **shift in the momentum of the City** lately: good City staffing, quality of life improvements, excitement to build, school facility upgrades, etc.
- **Proximity** to Joplin + Pittsburg supplements many entertainment and service needs.
- **Parks and trails expansion** being a more recent exciting investment.

# Review of Public Engagement Feedback

## Downtown Opportunities

- Heart of **local character** in the built environment.
- Many **local businesses located here**; however, there are consistent, **long-term vacancies** that interviewees noted as an obstacle.
- Consistency and strength in long-term businesses but could see success in additional **entertainment and shopping options** so people do not have to go out of town.
- **State Theatre Event Space** renovation in Downtown has been an exciting addition.
- General building clean up, maintenance, and code enforcement.
  - Consider funding/grant opportunities for rehabilitation in Downtown.
- Support some **upper story renovations to support residential uses**. Increases housing choice and availability. **ADA concern** with accessing without elevator.



# Review of Public Engagement Feedback

## Housing Demand + Availability

- Topmost mentioned topic throughout each interview.
- Recognized a need for an improved housing stock, primarily of the single-family variety, 3+ bedrooms, roughly \$200K for families // 1-2 bed, one-level for seniors.
- **Rentals in Columbus**
  - **High percentage** of them from what we've learned in the existing conditions analysis.
  - **Flippers** from out of town and turning the property into rentals?
  - **Quality of rentals** throughout the community was a major concern. Potential to explore a Rental Housing Inspection Program down the road.
- Airbnb/VRBO limiting stock?
- Infill as an opportunity to redevelop in areas with poor quality housing and make use of vacant parcels

# Review of Public Engagement Feedback

## The Future of Columbus

- Need for **code enforcement on existing properties** (both residential and commercial) to improve existing conditions
- **Zoning** was understood and accepted. Encouraged to maintain a more basic package.
- **Healthy living efforts** making progress with community garden/farmers market and trails. Hoping to see these grow in the near future.
- Residential development and trails to lead **attraction of young families.**
  - SafeRoutes options for seniors and children. **Planning for 8 to 80.**
  - Quality of life elements are crucial in selling life in Columbus.
  - Continued investment in school facilities and youth resources.
- **Gateways** into Columbus and general beautification efforts can create strong first impressions on visitors and prospective residents.
- **Fiber** access is a major success for expanding opportunities in attracting residents and supporting work from home lifestyles.
- **Tourism** via hunting/fishing and youth sports, but need supporting restaurants/entertainment to sustain it.

# Review of Public Engagement Feedback

## Public Workshop

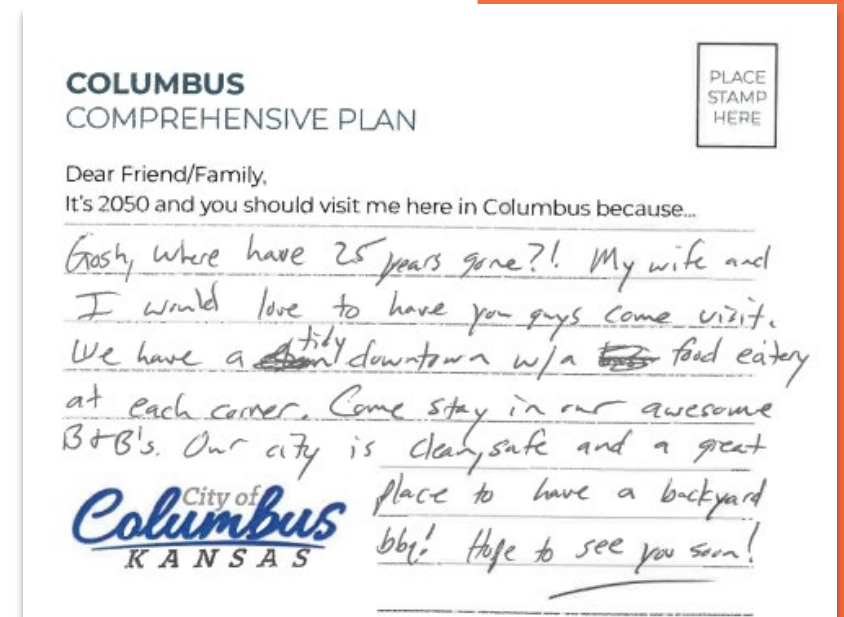
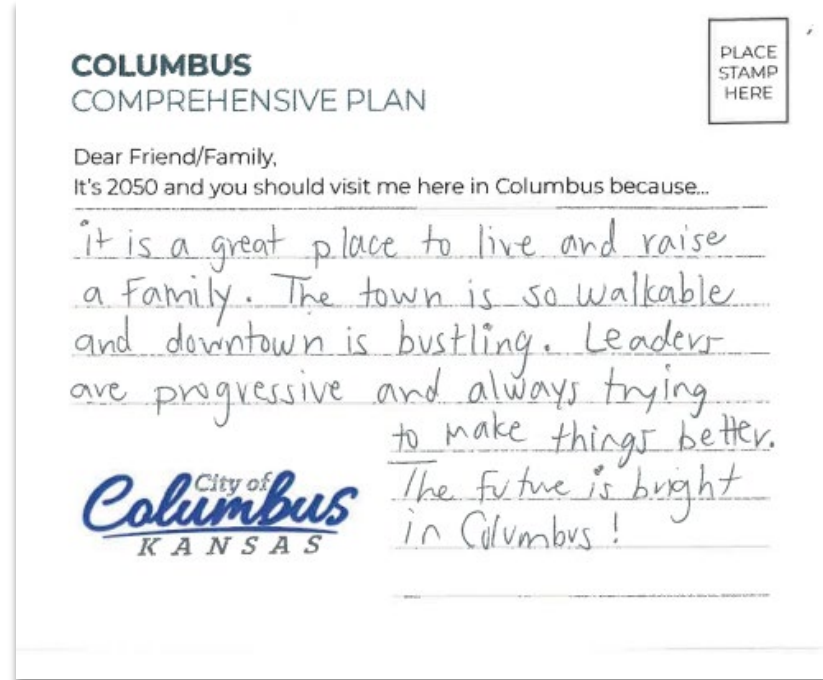
- Hosted our Public workshop on April 30<sup>th</sup> from 6:00-7:30 PM.
- Roughly 60 people in attendance!
- Meeting consisted of a presentation, live polling, image voting and preferencing, city bucks budgeting, and a mapping activity.



# Review of Public Engagement Feedback

## Public Workshop – *Postcard Activity*

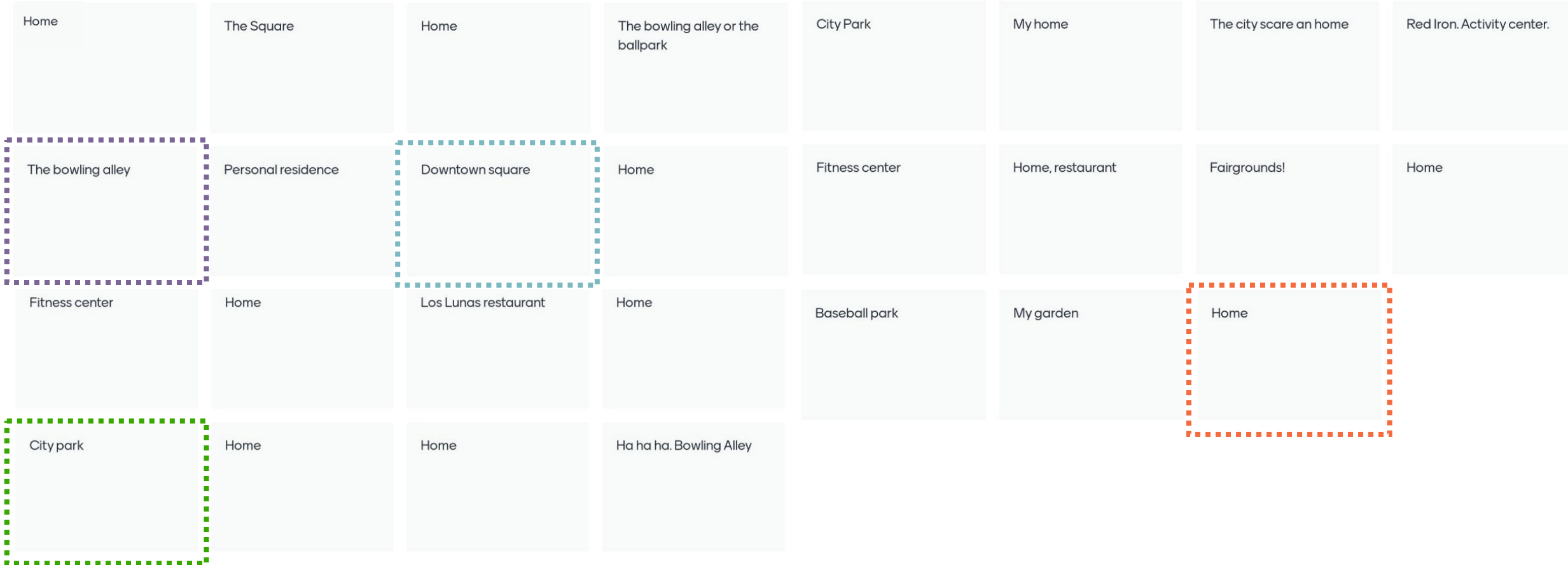
- Some themes from commentary included:
  - Thriving downtown with restaurants, retails
  - Great place to raise a family
  - More trails/walkability
  - Safe community
  - Opportunities for jobs and more housing has been built



# Review of Public Engagement Feedback

## Public Workshop – *Mentimeter Results*

What is your favorite place in Columbus?



# Review of Public Engagement Feedback

Public Workshop – *Mentimeter Results*

## Please describe Columbus in one word.

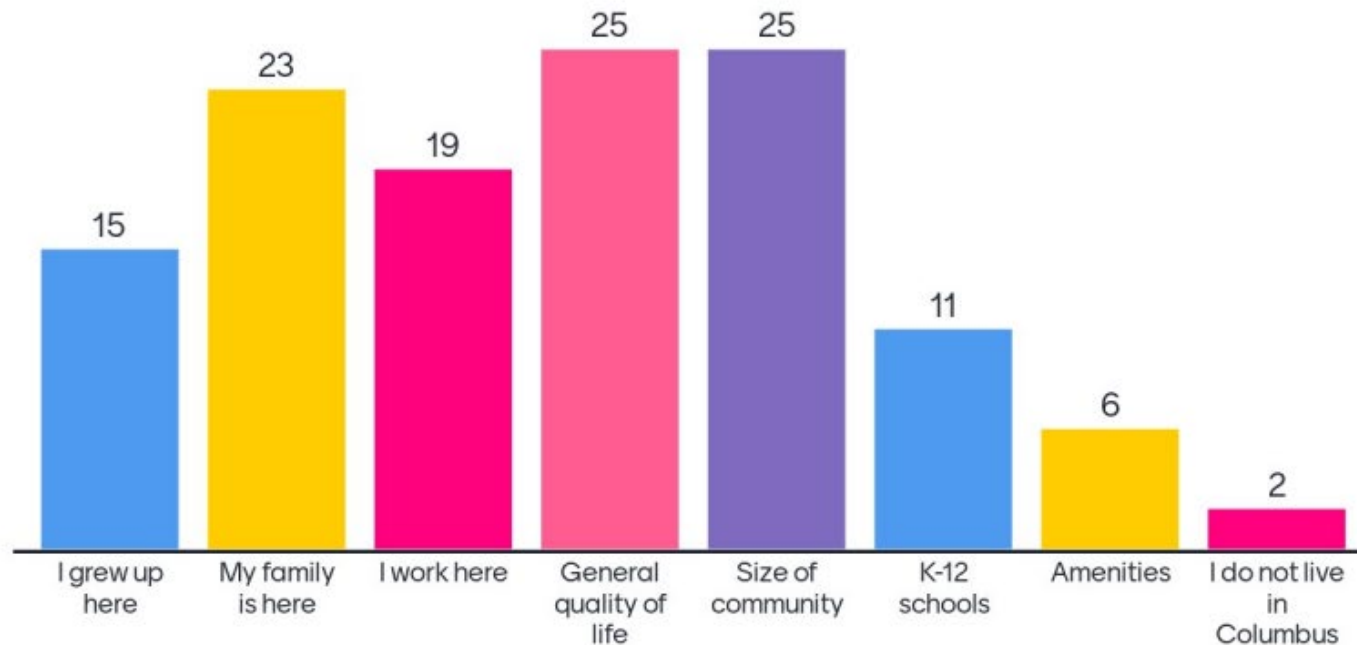
53 responses



# Review of Public Engagement Feedback

Public Workshop – *Mentimeter Results*

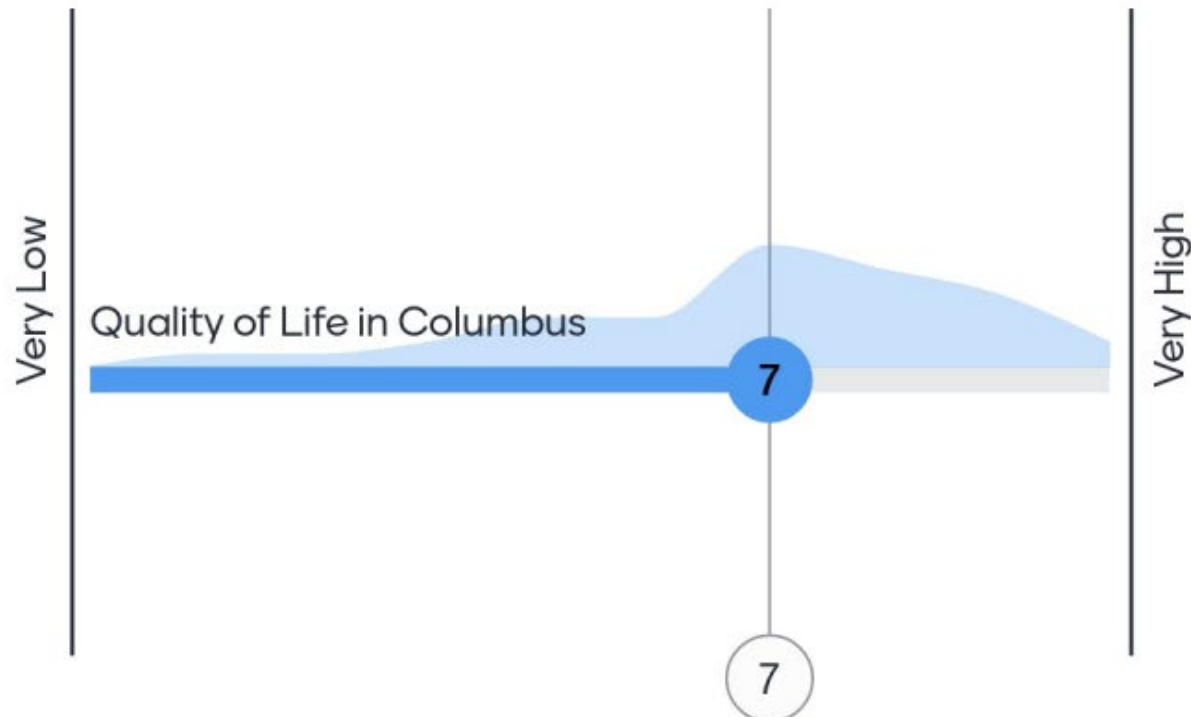
**What are the reasons you live in Columbus?  
Select all that apply.**



# Review of Public Engagement Feedback

## Public Workshop – *Mentimeter Results*

How would you rate the quality of life from 1 (very low) to 10 (very high)?





# Review of Public Engagement Feedback

## Public Workshop – *Mentimeter Results*

What has been the best change you've seen in Columbus in the last five years?

Splash pad	Recreation	Jake	School construction	New sidewalks, slash pad	Improved professionalism in City Hall	Council willing to look at improvements to support community	Recreation opportunities
Trash cans	Rec center	The hiring of our current city administrator.	Splash pad	The city council and city admin. being willing to listen to the concerns of citizens and try to help	More independent businesses opening	Rec center	The development of educational places
Empty houses being torn down	Crossland Construction's continued investment	Sidewalks	Increased involvement of young people	People making investments in community. New School/safety.	School district safe rooms	Sidewalks	The medical system has improved along with recreational options.
Improving parks	Bowling alley food	Park improvements	The bowling ally and the Red iron Also Randy Coble	Activities	Growth across the city	New school, sidewalks, new businesses	Roof repairs on historic buildings

# Review of Public Engagement Feedback

## Public Workshop – *Mentimeter Results*

What are the biggest opportunities in Columbus?

Housing growth	Academics and athletics	Encouraging families to be self sufficient	Job creation	New housing New businesses moving here	Safe place to raise children	Bringing in new amenities to our community	Need more eating establishments
WE NEED MORE QUALITY, AFFORDABLE HOUSING	Lower cost housing	Housing	Increased citizen involvement	Improvements in housing options	Low housing costs to encourage new home owners	Reducing the City Council to 5 member and adding City Administrator	Raising families is a small close knit community
Academics and athletes	Investment in existing buildings and infrastructure	Starter businesses	Job creation	Bringing in housing and manufacturing	Education	Jobs	Housing
Housing	Need more good houses	Housing	To bring starter families here	More food establishments	Jobs	Clean up the run down houses!	Rehab downtown into a real shopping experience

# Review of Public Engagement Feedback

## Public Workshop – *Mentimeter Results*

What are the biggest challenges in Columbus?

Outdated ordinances	Infrastructure	Child care.	Not enough job opportunity	Outdated and insufficient infrastructure	Overcoming negativity	Dilapidated homes.	Getting the city ordinances enforced!
Dilapidated properties	Lack of affordable housing	Open minded ness	Updating infra structure. Water lines sewer	Transportation	Childcare	Clean up trash and junk around houses	Have to go out of town to purchase affordable necessities
Affordable shopping such as groceries	Negative people that are always against everything	Businesses staying open in even for us to shop local	High Utilities, especially on businesses.	Rundown houses and properties Vagrants on the rise	Close minded	Trash	Old water and sewer pipes, leaks
Employment opportunities	Being able to shop here for everything	Job opportunities	Child care	Job opportunities	Outdated ideas	Dilapidated homes	Need code enforcement

# Public Workshop – Engagement Activities

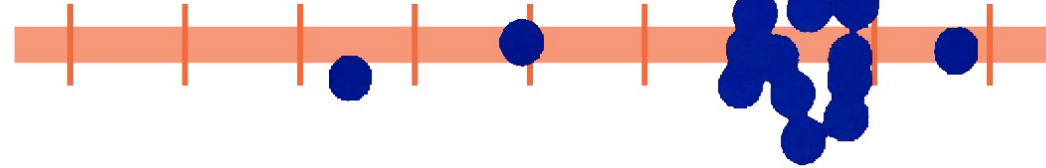
- Preference Scale Findings:
  - High quality of life in Columbus.
  - Most are not happy with the quality of sidewalks.
  - Attendees supported city efforts to encourage infill redevelopments within Columbus.

## ENGAGEMENT / PREFERENCE SCALES

Please place a dot on each scale to indicate your feelings and preferences for Columbus.

### Quality of Life

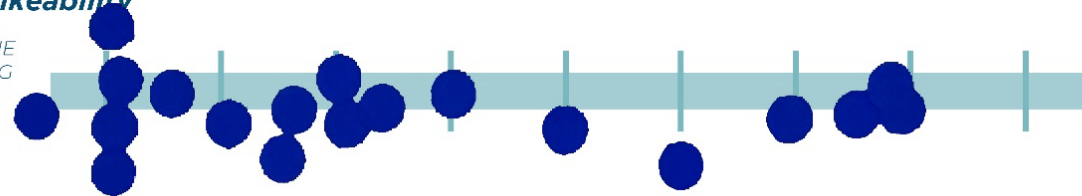
THERE IS CURRENTLY A LOW QUALITY OF LIFE FOR COLUMBUS RESIDENTS



THERE IS CURRENTLY A HIGH QUALITY OF LIFE FOR COLUMBUS RESIDENTS

### Walkability / Bikeability

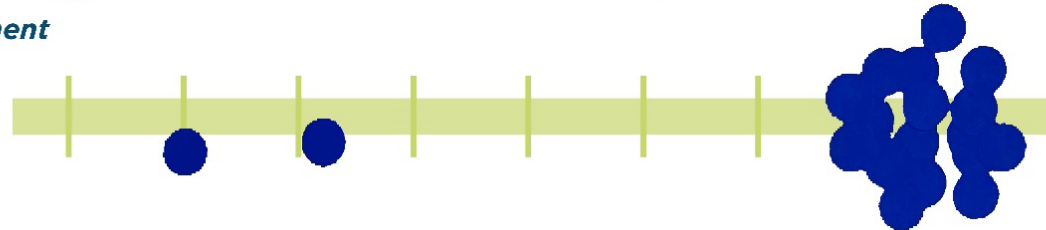
NOT HAPPY WITH THE QUALITY OF WALKING OR BIKING PATHS IN COLUMBUS TODAY



I AM HAPPY WITH THE QUALITY OF WALKING OR BIKING PATHS IN COLUMBUS TODAY

### Infill Redevelopment

THE CITY SHOULD NOT SUPPORT INFILL REDEVELOPMENT WITHIN THE COMMUNITY



THE CITY SHOULD SUPPORT INFILL REDEVELOPMENT WITHIN THE COMMUNITY

## Public Workshop – *Engagement Activities*

- Preference Scale Findings:
  - Support across the board for:
    - Attracting growth and development.
    - Making investments in resilient infrastructure and stormwater facilities.
    - Offering tax or financial incentives for economic development efforts.

### **Growth + Development**

COLUMBUS SHOULD  
NOT TRY TO  
ATTRACT GROWTH +  
DEVELOPMENT



COLUMBUS SHOULD  
TRY TO  
ATTRACT GROWTH +  
DEVELOPMENT

### **Resiliency**

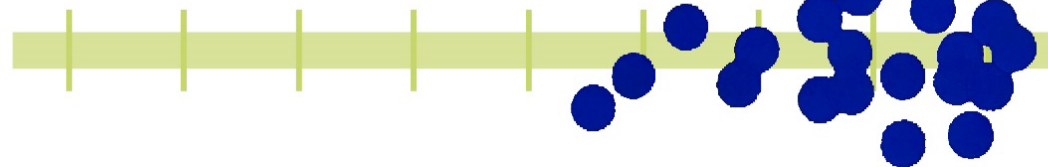
THE CITY SHOULD NOT  
MAKE INVESTMENTS  
IN RESILIENT  
INFRASTRUCTURE &  
STORMWATER FACILITIES



THE CITY SHOULD  
MAKE INVESTMENTS  
IN RESILIENT  
INFRASTRUCTURE &  
STORMWATER FACILITIES

### **Economic Development**

THE CITY SHOULD  
NOT OFFER TAX OR  
FINANCIAL INCENTIVES



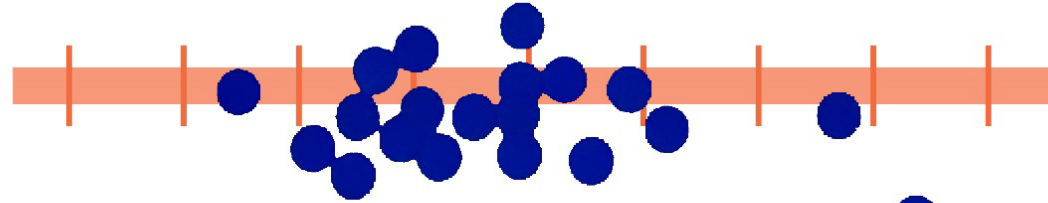
THE CITY SHOULD  
OFFER TAX OR  
FINANCIAL INCENTIVES

## Public Workshop – Engagement Activities

- Preference Scale Findings:
  - Mixed sentiments on the level of happiness toward housing options today
  - Believe sustainable practices should be a high priority
  - Quite proud of Columbus

### Housing Options

NOT HAPPY WITH THE HOUSING OPTIONS AVAILABLE RIGHT NOW



HAPPY WITH THE HOUSING OPTIONS AVAILABLE RIGHT NOW

### Sustainability

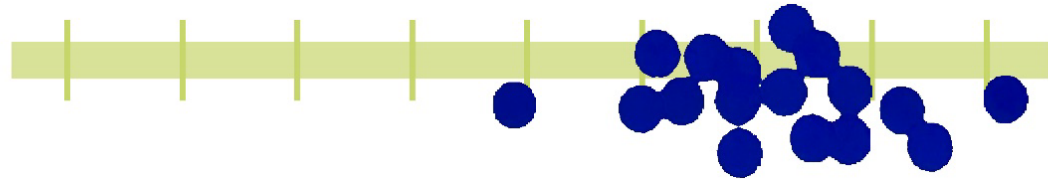
SUSTAINABILITY SHOULD BE A LOW PRIORITY FOR THE CITY



SUSTAINABILITY SHOULD BE A HIGH PRIORITY FOR THE CITY

### Community Pride

I AM NOT PROUD OF MY CITY

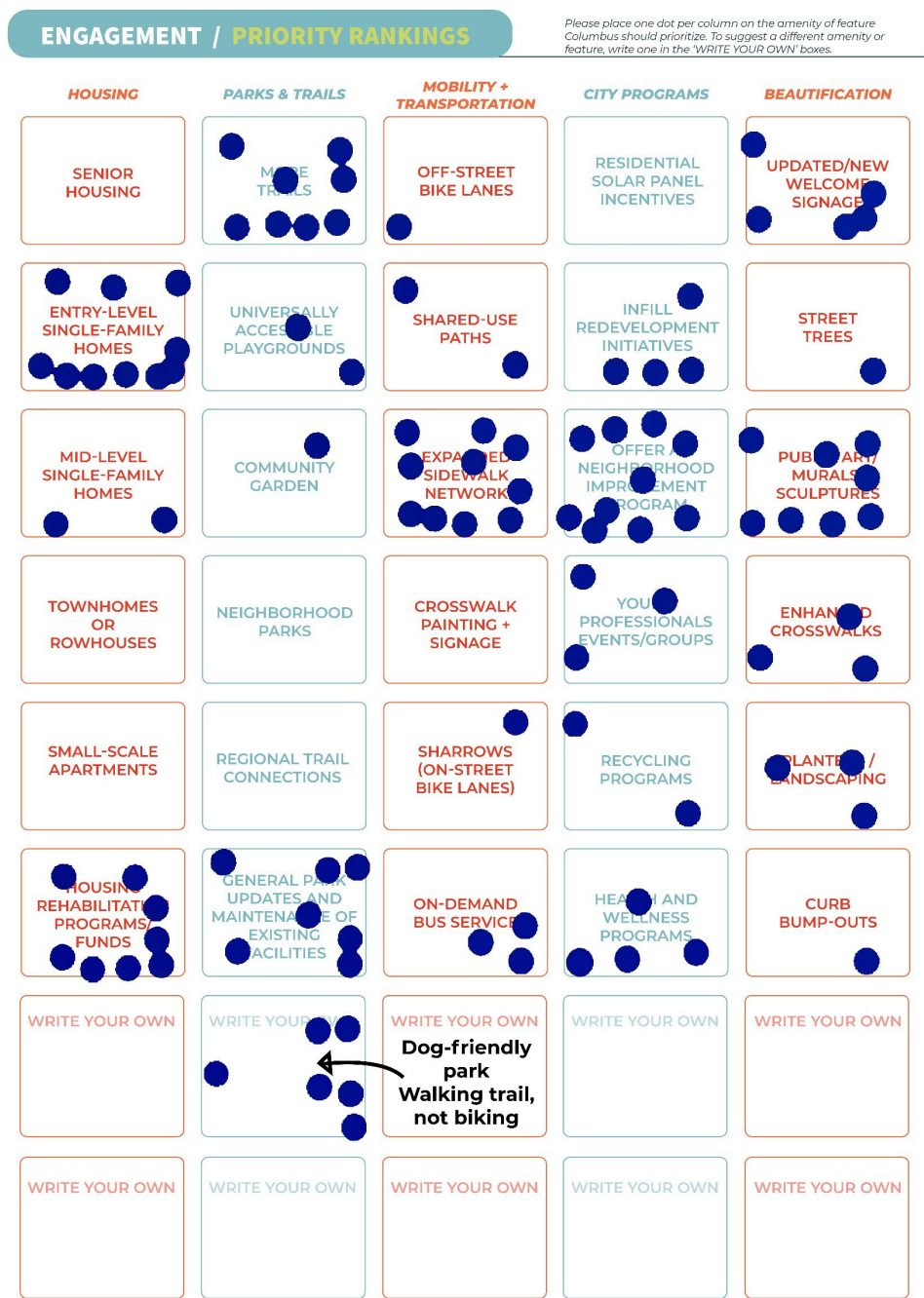


I AM PROUD OF MY CITY

# Public Workshop – Engagement Activities

- Priority Ranking Findings:

- Housing:** would like to see entry-level, single-family homes and rehabilitation programs.
  - Parks + Trails:** generally, would like more trails, park updates/maintenance, and a dog-friendly park.
  - Mobility + Transportation:** high preference toward an expanded sidewalk network.
  - City Programs:** would like to see a neighborhood improvement program.
  - Beautification:** support for updated/new welcome signage and public art/murals.



# Public Workshop – Engagement Activities

- Zoning-Related Preference Findings:
  - **Zoning Districts:** feel that they are important to the code.
  - **Building Setbacks:** some varying opinions, but generally lean in support of it.
  - **Off-Street Parking:** mixed feedback, further consideration for how much parking is required.
  - **Signage Standards / Landscaping Requirements / Screening + Fencing / Building Design Standards:** less inclined to support these types of regulations.

Place a dot on the scale to indicate how important it is to have zoning requirements for the following categories.

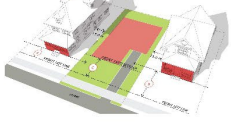
**Zoning Districts**



Zoning districts to separate different land uses from one another.  
EXAMPLE: SEPARATING INDUSTRIAL USES FROM SINGLE-FAMILY HOMES.



**Building Setbacks**



Building setbacks to determine how close a new building or addition can be built to the street or adjacent property.  
EXAMPLE: HOW CLOSE OR FAR A NEW HOME CAN BE BUILT TO THE ROAD



**Off-Street Parking**



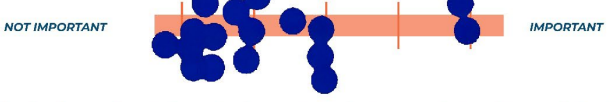
Off-street parking to require how much paved parking a new building should provide on its property.  
EXAMPLE: A NEW COMMERCIAL BUILDING IS BUILT AND PARKING IS NEEDED FOR CUSTOMERS.



**Signage Standards**



Signage standards to provide guidelines for how big and how many signs a property is allowed to have and where they can and cannot go.  
EXAMPLE: HOW MANY SIGNS A SINGLE PROPERTY CAN HAVE FOR THEIR BUSINESS.



**Landscaping Requirements**



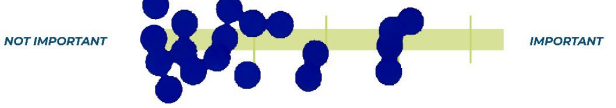
Landscaping requirements for new developments to regulate how many plants and trees need planted.  
EXAMPLE: A NEW DEVELOPMENT IS BEING BUILT AND THERE WOULD BE MINIMUM PLANTING REQUIREMENTS.



**Screening + Fences**



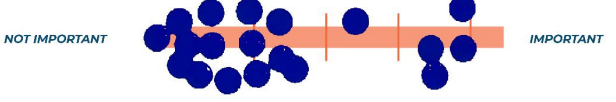
Screening and fencing to provide guidelines for how tall and where screening/fencing can go.  
EXAMPLE: GUIDANCE FOR HOW TALL A RESIDENTIAL FENCE CAN BE.



**Building Design Standards**



Building standards to guide what exterior building materials are allowed on new buildings.  
EXAMPLE: CHOOSING FROM AN APPROVED LIST OF MATERIALS TO DESIGN AND BUILD A NEW BUILDING.





# Public Workshop – Engagement Activities

- **IMAGE VOTING - DOWNTOWN + STREETSAPES**
  - Further showcasing support for public art and beautification efforts.
  - Landscaping and plantings were positively engaged throughout all images.
  - Opportunities for upperstory living or office spaces.
  - Less in favor of separated bike lanes/bike facilities Downtown and street furniture.



## DOWNTOWN + STREETSAPES

Please place a GREEN dot on the amenity or feature Columbus should prioritize and a RED dot on the amenity or feature that is a lower priority.



ACTIVATED MEDIAN



GATHERING SPACE + AMPHITHEATER



DOWNTOWN BRANDING ENHANCEMENTS



DOWNTOWN MURALS



LARGE PLANTERS



LIGHTING + PLANTINGS



PAINTED CROSSWALKS



PAINTED BIKE LANE



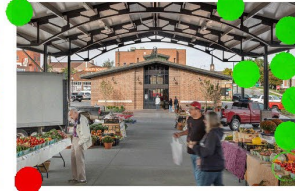
PLANTED BOULEVARD



PAVED PEDESTRIAN CROSSING INTERSECTION



UPPERSTORY LIVING OR OFFICE USES



PERMANENT FARMERS MARKET SPACE



SEPARATED BIKE LANE WITH PLANTINGS



STREET FURNITURE



STREET TREES

# Public Workshop – Engagement Activities

ENGAGEMENT / IMAGE VOTING



## DOWNTOWN + STREETSCAPES

Please place a GREEN dot on the amenity or feature Columbus should prioritize and a RED dot on the amenity or feature that is a lower priority.

- IM
- ST



SEPARATED BIKE LANE WITH PLANTINGS

STREET FURNITURE

STREET TREES

# Public Workshop – Engagement Activities

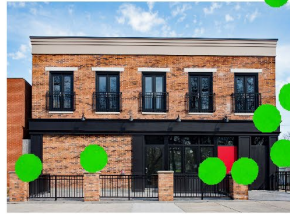
## • **IMAGE VOTING – COMMERCIAL + INDUSTRIAL**

- Feedback showcased general support and preference toward smaller-scale building types
  - Small-scale commercial
  - Walkable commercial districts
  - Historic mixed-use structures
  - Small, mixed-use development
- Little support for hotel development.
- Mixed feedback on incubator spaces.
- General support for business park uses across imagery.



## COMMERCIAL/INDUSTRIAL

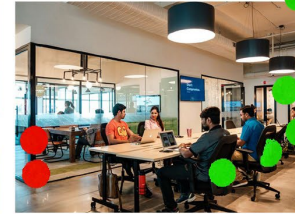
Please place a **GREEN** dot on the amenity or feature Columbus should prioritize and a **RED** dot on the amenity or feature that is a lower priority.



COMMERCIAL  
SMALL-SCALE COMMERCIAL



INDUSTRIAL  
BUSINESS PARK



OFFICE USE  
INCUBATOR SPACE



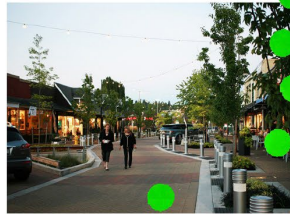
INDUSTRIAL  
LARGE BUSINESS PARK



COMMERCIAL  
MIXED-USE DISTRICT



COMMERCIAL  
NEIGHBORHOOD-SCALE MIXED-USE



COMMERCIAL  
WALKABLE COMMERCIAL DISTRICT



COMMERCIAL  
HISTORIC MIXED-USE



OFFICE USE  
LARGE AND BASIC DEVELOPMENT



MIXED-USE  
SMALL DEVELOPMENT



COMMERCIAL  
HOTEL DEVELOPMENT



INDUSTRIAL  
MANUFACTURING/DISTRIBUTION

# Public Workshop – Engagement Activities

ENGAGEMENT / IMAGE VOTING



## COMMERCIAL/INDUSTRIAL

Please place a GREEN dot on the amenity or feature Columbus should prioritize and a RED dot on the amenity or feature that is a lower priority.

- IMAGE VOTING – COMMERCIAL + INDUSTRIAL



# Public Workshop – Engagement Activities

## • **IMAGE VOTING – PARKS + RECREATION**

- Strong support for paved trails.
- All forms of recreation programs were positively supported.
  - Youth
  - Adult
  - Senior
- Opportunities for a mix of play spaces
  - Interactive art playground
  - Inclusive playground
  - Small playground
  - Natural playground
- Findings seem to support more preference toward multi-use/adaptable spaces, rather than a singular, structured use.



## PARKS AND RECREATION

Please place a **GREEN** dot on the amenity or feature Columbus should prioritize and a **RED** dot on the amenity or feature that is a lower priority.



ASPHALT TRAIL



DISC GOLF COURSE



SAND VOLLEYBALL



INCLUSIVE PLAYGROUND



LARGE OPEN SPACE



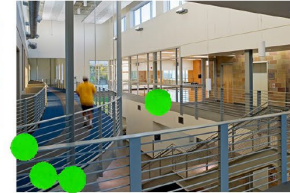
COMMUNITY GARDEN



INTERACTIVE ART PLAYGROUND



SENIOR RECREATION PROGRAMS



COMMUNITY RECREATION SPACE



NATURAL PLAYGROUND



SMALL PLAYGROUND



ADULT RECREATION PROGRAMS



YOUTH RECREATION PROGRAMS



OUTDOOR SPORT COURTS



SOCCER/MULTI-USE FIELDS

# Public Workshop – Engagement Activities

ENGAGEMENT / IMAGE VOTING



## PARKS AND RECREATION

Please place a GREEN dot on the amenity or feature Columbus should prioritize and a RED dot on the amenity or feature that is a lower priority.

- IMAGE VOTING – PARKS AND RECREATION



- Opportunities for a mix of play spaces



# Public Workshop – Engagement Activities

## • IMAGE VOTING – RESIDENTIAL

- Feedback strongly favored single-family housing types
  - Did NOT support very low-density residential uses though.
  - More favor toward standard lot sizes and conventional neighborhood compositions.
- Reiterated support for historic preservation and rehabilitation.
- Senior-friendly housing types, such as cottage courts and single-story homes, received positive feedback.
- Generally, little preference toward anything denser than a duplex.



## RESIDENTIAL DENSITIES

Please place a **GREEN** dot on the amenity or feature Columbus should prioritize and a **RED** dot on the amenity or feature that is a lower priority.



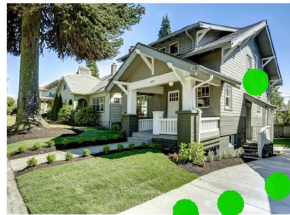
VERY LOW-DENSITY RESIDENTIAL



LOW-DENSITY RESIDENTIAL  
LARGE LOT



LOW-DENSITY RESIDENTIAL  
MEDIUM LOT



LOW-DENSITY RESIDENTIAL  
SMALLER LOT



LOW-DENSITY RESIDENTIAL  
SMALLER LOT



LOW-DENSITY RESIDENTIAL  
LUXURY MOVE-UP HOUSING



HISTORIC PRESERVATION/REHAB OF EXISTING HOMES



LOW-DENSITY RESIDENTIAL  
COTTAGE STYLE DEVELOPMENT



LOW-DENSITY RESIDENTIAL  
SINGLE-STORY HOME



MEDIUM-DENSITY RESIDENTIAL  
LARGE DUPLEX



MEDIUM-DENSITY RESIDENTIAL  
ROWHOUSES



HIGH-DENSITY RESIDENTIAL  
3-STORY MAXIMUM APARTMENTS

# Public Workshop – Engagement Activities

ENGAGEMENT / IMAGE VOTING



## RESIDENTIAL DENSITIES

Please place a GREEN dot on the amenity or feature Columbus should prioritize and a RED dot on the amenity or feature that is a lower priority.

### • IMAGE VOTING - RESIDENTIAL





# Public Workshop – Mapping Activity

**ENGAGEMENT / PUZZLE MAP**

NW BETHLEHEM RD

SW 20TH ST

W COUNTRY RD

MESSER RD

Single Family Residential

Single Family Residential

COMMUNITY CENTER

NEW ROUTE TO COME

CONNECTIONS

**ENGAGEMENT / PUZZLE MAPING ACTIVITY**

**Participate in the Puzzle Mapping Activity to share your vision for the future of Columbus!**

The Mapping Activity is intended to help guide land use discussions and overall ideas within the planning boundary.

Place the following puzzle pieces on the map where you think those land uses and amenities would be appropriate and add to the quality of life in the community. Use the markers and sticky notes to provide specific comments. Lastly, you can pin down the red string to identify roads that need improvements, and the yellow string to define potential bike and pedestrian routes.

**Mapping Questions:**

- Where would you add additional trails or bike lanes?
- Are there prime spots for new park space or outdoor seating areas?
- What areas should be preserved for new retail or mixed-use development?
- Are there streets that need any improvements?
- Which streets should we prioritize for streetscape improvements?
- What kind of residential development is most needed?

# Public Workshop – *City Bucks Activity*

**New Housing  
Construction //  
37 votes**



**Residential Rehabilitation  
Programs // 36 votes**

**Sidewalk Improvement  
Program // 31 votes**



**Neighborhood Road  
Improvements // 30 votes**

**Commercial Development // 16 votes**



**Trail Network  
Improvements // 15 votes**

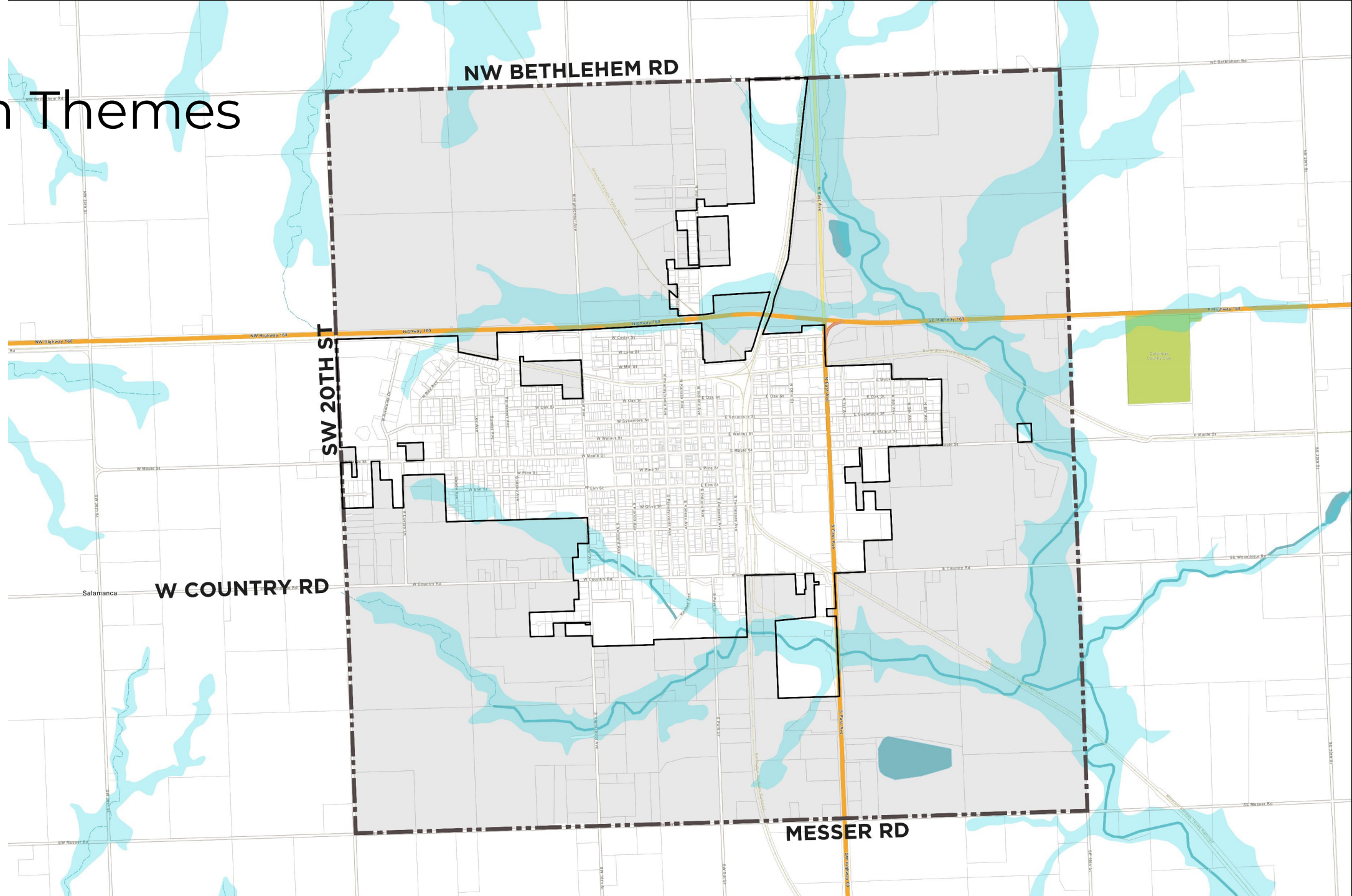
**Industrial Development // 12 votes**



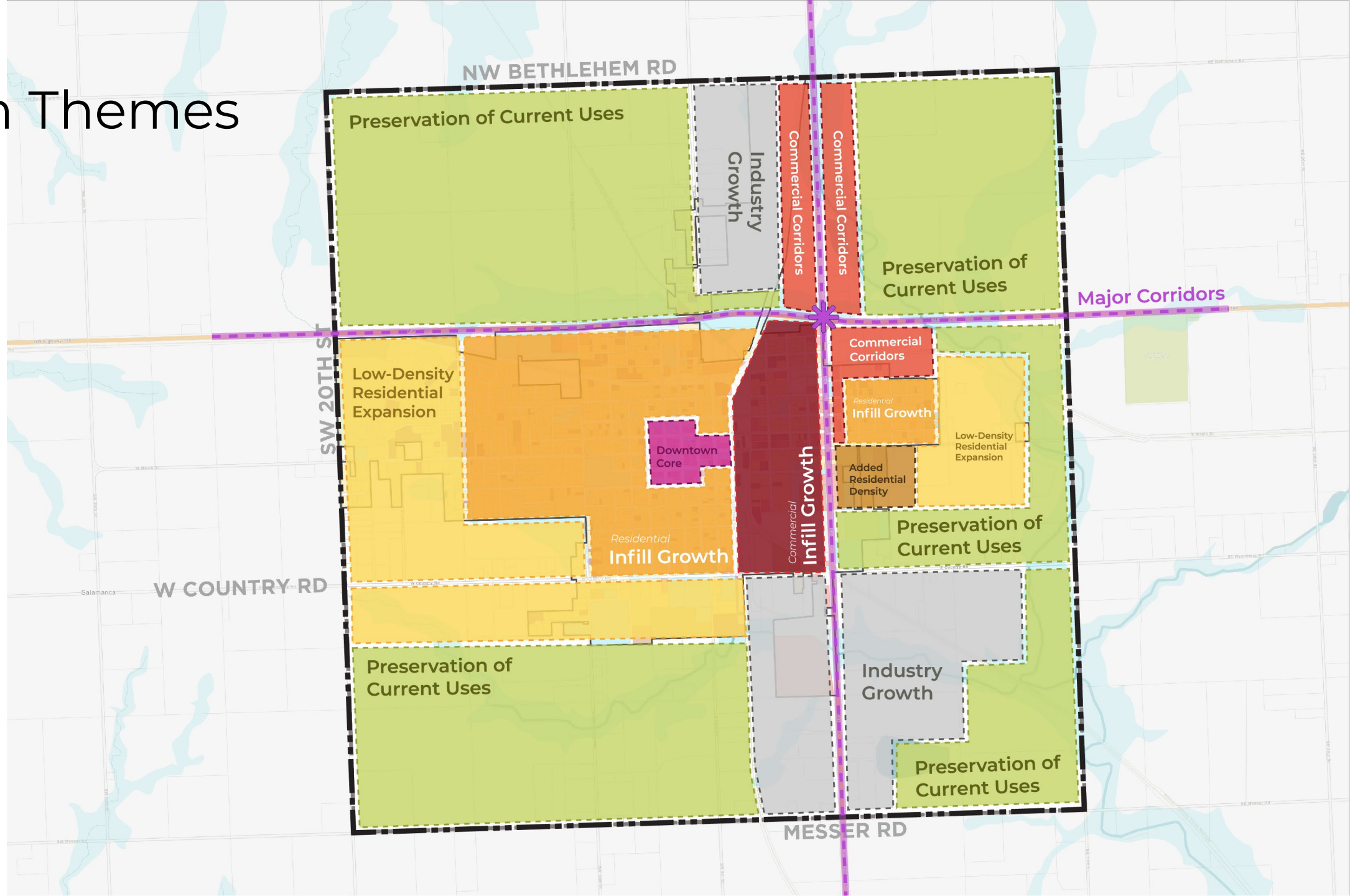
**Streetscaping +  
Gateways // 8 votes**

# Growth Themes + Zoning Considerations

# Growth Themes Map



# Growth Themes Map



# Zoning Considerations

- Code Enforcement
- Home Occupations/ Uses Permitted in Single Family Homes
- Zoning districts
- Building setbacks
- Off-street parking requirements
- Signage standards
- Landscaping requirements
- Screening and fences
- Building design standards

# Other Code Considerations

- Code Enforcement
- Subdivision Regulations
- Building Code





# What's Next?

## Near-Term

- Internal draft plan writing
  - Future Land Use Definition + Plan
  - Body chapters of the plan
    - Land Use
    - Housing
    - Parks
- Draft Plan Review Sessions with Steering Committee
  - **DATES TO COME**