

Land-use element

A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.

Development Patterns

Table 7-1 shows the subdivisions that have been platted within the City of Columbus since 1999. Eight subdivisions were platted in this timeframe and they have resulted in the creation of 347 single family lots for new development. In total 210.387 acres have been divided, however not all of the lots have been converted to a residential land use. Approximately 74 % of the total land in the subdivision is actually used for development. The remaining portion is dedicated for Right of Way or is platted as outlots which can be dedicated to the city. The average lot size for single family lots in these subdivisions is .289 acres per lot.

Table 7-1: Recently Platted Subdivisions

Name	Year	Number of SFR Lots	Total Acres of Subdivision	Total Acres of SRF Lots	Percent of Land Used*	Avg Lot Size
Kestrel Ridge 1st Addition	1999	11	4.052	3.626	89.49%	0.3296
Kestrel Ridge	1999	60	31.408	21.57	68.68%	0.3595
Highland Ridge	2005	45	21.026	16.046	76.32%	0.3566
Kestrel Ridge 2nd Addition	2005	58	20.209	15.7258	77.82%	0.2711
Cardinal Estates **	2006	35	21.290	9.116	NA	0.2605
Community Trails**	2008	98	100.842	26.201	NA	0.2674
Highland Ridge Add No 1	2014	13	5.47	4.034	73.75%	0.3103
Woods at Highland Ridge	2016	27	6.09	3.926	64.47%	0.1454
Total		347	210.387	100.245	73.57%	0.289
* Percent of Total size of the subdivision compared to total size used for single-family lots.						
** Cardinal Estates and Community trails has mixed uses and were not included in the percent of land used calculations						

Table 7-2 shows new single family and multifamily construction in Columbus over the past decade. In total 106 new single family dwelling units were built. The first half of the past decade there were 16 homes built due to the downturn in the economy. Alternatively, the second half of the past decade experienced strong growth for construction of single family homes. During this time period 91 single family homes were built, including a high of 23 homes built in both 2017 and 2018. The single family homes built over the decade consumed 26.33 acres of land.

From 2010 to 2019 there were 44 new units of multifamily housing built in Columbus. The new units were built in two- or four-unit structures. The new multifamily construction over this time period utilized 5.7 acres.

Table 7-2: New Residential Construction

Year	Single Family Housing				Multi-Family Housing			
	# Lots	Acres	Average Lot Size	Lots Per Acre	# Lots	# of Units	Acres	Units Per Acre
2010	11	2.96	0.27	3.72	2	24	3.60	6.67
2011	1	0.248	0.25	4.03	0	0	0	0.00
2012	1	0.48	0.48	2.07	0	0	0	0.00
2013	0	0.00	0.00	0.00	0	0	0	0.00
2014	3	0.84	0.28	3.57	3	10	1.10	9.12
2015	17	5.00	0.29	3.40	2	6	0.70	8.61
2016	16	4.31	0.27	3.71	1	4	0.31	12.90
2017	23	5.53	0.24	4.16	0	0	0	0.00
2018	23	5.72	0.249	4.02	0	0	0	0.00
2019	11	1.24	0.138	8.87	0	0	0	0.00
TOTAL	106	26.33	0.248	4.03	8	44	5.70	7.72
Average	10.6	2.63			0.8	4.4	0.57	

Source: City of Columbus and GEC Inspection Reports

Figure 7-1 below provides an estimate of land supply for new housing development. Undeveloped areas that were identified residential land uses by the 2030 Columbus Comprehensive plan were identified to estimate the total area. The City GIS system provided the ability to calculate the size of wetlands and floodplain for residential land uses. The total land area covered by floodplain or wetlands were removed from the residential land use to estimate the total buildable area. The total buildable residential land was then reduced by an estimate of Right of Way and other public lands needed for development. As a result, the estimated amount of buildable residential land is approximately 231 acres. Based on the average growth shown in table 7-2 the estimated supply of housing for residential development would last approximately 72 years.

Figure 1: Estimated Supply for Residential Development

Item	Acres
Residential Designation 2030 Future Land Use Map	456.611
FEMA/Wetlands Estimate	144.300
Total Buildable Residential Land	312.311
Estimated for ROW and other Dedicated Lands	81.201
Acres for future Residential Development	231.11
Source: Columbus Comprehensive Plan 2030 and GIS	

Table 7-3 shows commercial and industrial construction over the past decade. During this time frame 11 commercial lots and 2 industrial lots were developed. The new development consumed 100.90 acres of land during the last decade. Both of the Industrial projects in the last decade did not utilize the entire 52 acres and both projects have space for future expansions.

Table 7-3: New Commercial or Industrial Construction in Columbus

Year	Commercial		Industrial	
	# Lots	Acres	# Lots	Acres
2010	0	0	0	0
2011	0	0	0	0
2012	2	5.84	0	0
2013	0	0.00	1	28.05
2014	3	10.56	0	0
2015	2	2.57	0	0
2016	3	16.42	0	0
2017	1	13.18	1	24.29
2018	0	0	0	0
2019	0	0	0	0
TOTAL	11	48.56	2	52.34
Average per Year	1.1	4.9	0.2	5.2

Source: City of Columbus and GEC Inspection Reports

Figure 7-2 provides an estimate of the land available for Commercial and Industrial Land Uses in the 2030 Future Land Use Map. Undeveloped areas that were identified as Commercial or Industrial land uses by 2030 Columbus Comprehensive plan were identified to estimate the total area. The result of the analysis estimates that 171 acres are available for commercial or industrial uses. However, 32.6 acres of the estimate is the Michels Corporation quarry on Highway 60 and it is not likely to be developed during the next 20 years. Based on the average land developed per year in table 7-3 the estimated supply of commercial or industrial land is approximately 17 years.

Figure 7-2: Estimated Supply for Commercial and Industrial Development

Item	Acres
Commercial/Industrial Designation 2030 Future Land Use Map	278.46
FEMA/Wetlands Estimate	60.65
Total Buildable Commercial-Industrial Land	217.81
Estimated for ROW and other Dedicated Lands*	46.72
Acres for future Commercial- Industrial Development	171.09
*Lands with existing infrastructure was excluded from this calculation	
Source: Columbus Comprehensive Plan 2030 and GIS	

The analysis shows that there is an adequate supply of land for new residential development over the next 20 years. They also show that there may be a shortage of commercial or industrial land for development during the next 20 years. However, there is greater variation in the primary data collected for commercial and industrial land development, which means there is a greater margin of error for the estimated supply.

Land Use Classifications

Single Family Residential

This land use category identifies existing and future single family residential neighborhoods. This land use classification is intended to accommodate single family and some duplex residential development. Municipal and institutional land uses (parks, schools, churches, and stormwater facilities) may be built within these areas without a land use amendment. This corresponds to R1, R2 and R3 Zoning.

Policies

1. New residential neighborhoods should incorporate a mix of lot sizes and types, preferably including both single-family detached and multi-family configurations, and including both owner-occupied and rental units.
2. In new development areas, higher-density housing (5 or more units per acre) should generally be located in close proximity to major roads, commercial uses, and parks. A gradation of densities is appropriate; from high-density near these features to lower-density further away.
3. New neighborhood areas should have park and open space areas that are sized and located to meet the needs of all neighborhood residents.
4. Natural areas, including wetlands, wildlife habitats, woodland and unique open spaces, will be protected to the greatest extent possible when new development is proposed.

Multifamily Residential

This land use category identifies existing and future multifamily residential properties. This land use classification is intended to accommodate areas where there properties with 3 or more dwelling units will be located. Areas designated for residential structures meant to be occupied by more than one dwelling units. This corresponds to R4 Zoning.

Policies

1. New residential neighborhoods should incorporate a mix of lot sizes and types, preferably including both single-family detached and multi-family configurations, and including both owner-occupied and rental units.
2. In new development areas, higher-density housing (5 or more units per acre) should generally be located in close proximity to major roads, commercial uses, and parks. A gradation of densities is appropriate; from high-density near these features to lower-density further away.

Mobile Home Residential

This land use category identifies existing and future locations for mobile home parks. Areas designated for the development or maintenance of mobile home parks. This land use corresponds to R5 Zoning.

Industrial

This land use category is intended to provide for indoor manufacturing, warehousing, distribution, and outdoor storage usage. The intensity of industrial development is regulated by the City's zoning ordinance. This land use corresponds to I1 and I2 Zoning.

Policies

1. New heavy Industrial Uses will be located in areas that not be a nuisance to surrounding land uses.

Downtown Mixed Use

This land use category is only located in the downtown area and is intended for pedestrian-oriented commercial, office, entertainment, institutional, and residential uses. The downtown is within a designated as a historic district meaning that the area. Due to the historic nature the built environment of the downtown will continue to have minimal building setbacks and will need on-street parking. The City encourages the maintenance, rehabilitation and redevelopment of the downtown mixed-use area for commercial, civic, or mixed uses. This corresponds to CBD1 Zoning.

Policies

1. Infill, redevelopment, and rehabilitation of existing, under-utilized properties in the downtown area is strongly encouraged.

2. New development will complement and reinforce the existing downtown development format, with emphasis on multistory buildings located close to the street and side lot lines.
3. The development and/or restoration of downtown residential units is encouraged, however street-level spaces should feature non-residential uses, especially facing James and Ludington Streets. The city will promote the use of Historic Tax Credits to renovate or restore buildings.
4. Large, private off-street parking lots are discouraged. The City may consider the establishment of public parking lots to accommodate parking concerns associated with new downtown development.
5. The development will consider design elements that will enhance the small town feel of Columbus.

Neighborhood Commercial

This land use category is intended primarily for consumer-oriented retail, service uses and office uses.. Building and site design will vary depending upon the location and lot size. New development in the Neighborhood Commercial district will feature larger setbacks, off-street parking, and only commercial uses. Mixed use developments could be incorporated into a redevelopment project. Areas designated for development or redevelopment as retail, sales, service, or office uses. This corresponds to B3 Zoning.

Policies

1. When located adjacent to residential uses, new commercial development should be designed to minimize negative impacts on those residential uses to excessive light, noise, or traffic.
2. New commercial development areas should be designed with a coordinated system of vehicular and pedestrian access.

Highway Commercial

This category identifies areas appropriate for a mixture of office and consumer-oriented commercial uses requiring larger tracks of land than are available within the downtown area. In addition, this area is appropriate for light manufacturing and large-scale service enterprises, which require access to the Highway system. Typically, this land use corresponds to B2 zoning district, but the I1 and I2 districts may also contribute to the Highway Commercial future land use classification.

Policies

1. The city will require high quality and coordinated site design, landscaping, signage and building materials and design are required within these areas.

Recreational

This land use category includes property where recreation is the primary land use. This includes all areas that are on private or publically owned lands. The areas classified as recreational are typically available to the public and includes areas where users pay fees for recreation.

Policies

1. The City will maintain and outdoor recreation plan in order to provide sufficient parkland and recreation facilities to meet the recreation demand of City of Columbus residents.
2. The City will not require an amendment to the Future Land Use Map prior to the approval of a publicly owned park or recreational use in an area that is mapped as another future land use. However, new privately owned recreational uses will require an amendment to the Future Land Use Map to Park and Recreation or Commercial Recreation.

Institutional

This land use category includes properties owned by the City, the school district, and religious institutions. Most of these uses are expected to remain at their present locations in and near the central parts of the City. New institutional land uses s be best located on lands that are designated as residential.

Policies

1. The City will require an amendment to the Future Land Use Map prior to the approval of new institutional uses.

Conservancy Overlay

This classification is intended to function as an overlay zone, that is, the underlying future land use classification (Residential, Industrial, etc.) remains in place, but the overlay classification warns the City and property owner of the likely presence of features and buffer zones around those features that are subject to protection under City, County or State law. The primary intent of these areas is to protect resources, including wildlife, water bodies, and soils, that are vulnerable to the negative effects of development.

Rural Preservation

This land use category is intended for lands to be preserved for an agricultural use or for open space. The majority of these lands are undeveloped within the City Limits. This district corresponds with the City's RD Rural Development Zoning District.

Gateway Business

This classification is strictly for lands near the Exit 115, which is the Southern Highway 73 exit on USH 151. The area will consist of high quality development and it will allow a blend of different land uses which includes: Highway Commercial, Industrial, Multifamily Residential, and Recreational. The land with frontage along Highway 73 will be best suited for retail use. Lands without highway frontage are best suited for a blend of office, light industrial space, multifamily, senior housing and recreational uses.

Policies

1. The city will require high quality and coordinated site design, landscaping, signage and building materials and design are required within these areas.
2. The development will consider design elements that will enhance the small town feel of Columbus.

Highway 16 Commercial

This classification is strictly for lands near the Exit 118, which is the Highway 16 exit on USH 151. New Development will consist of high quality development and it will allow a blend of different land uses, which includes Highway Commercial, Industrial, and Multifamily Residential.

Policies

1. The city will require high quality and coordinated site design, landscaping, signage and building materials and design are required within these areas.
2. The development will consider design elements that will enhance the small town feel of Columbus.
3. Promote the use of Infill development or redevelopment where appropriate.

Goal:

1. Guide the development and redevelopment of land in ways consistent with the City's vision and goals as indicated in this Comprehensive Plan

Objectives:

1. Maintain a future land use plan and map that ensures a desirable and compatible mix of land uses and supports the City's vision for the future, and update the plan as appropriate to make adjustments for changing conditions.
2. Develop conceptual neighborhood and corridor plans and policies for areas planned for new growth or redevelopment, addressing the preferred mix of land uses, stormwater management, open space needs, and transportation connectivity.
3. Encourage new development to areas within and immediately surrounding existing development.

4. Promote compact development that utilize existing infrastructure and utilities wherever practical.

Policies:

1. The City will ensure that zoning and land development ordinances are consistent with this Plan.
2. The City will consult and adhere to the future land use plan when considering land division and zoning amendment petitions.
3. The City will allow landowners or other stakeholders to petition for a change to the Future Land Use Map (see Section 3.4), and will consider the vision statement and other goals of the plan when evaluating any proposed change.
4. The City will consider the long-term impacts of growth on existing developed areas when crafting and updating the future land use plan and map.
5. Promote redevelopment and infill for the downtown area and on other key sites.
6. Preserve and enhance the historic character of the downtown by encouraging compatible new development and redevelopment.