



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 7, 2016

Re: RBHS South Providence Road Sidewalk Variance (Case #16-49)

Executive Summary

Approval of the request will waive the responsibility of the Columbia Public Schools (CPS) to install sidewalks along the South Providence Outer Road, on the condition that CPS install a new East/West pedestrian connection between the Rock Bridge High School's north parking lot and the South Providence Trail.

Discussion

THH, Inc. McClure Engineering Co. (agent), on behalf of Columbia Public Schools (owner) seeks a variance from Section 25-48 (Sidewalks) of the City Code to waive sidewalk construction along Rock Bridge High School's approximately 1,600 feet Providence Outer Road frontage. The request has been triggered by a pending building permit proposing renovation of several facilities on the school campus. Sidewalk construction is required on any property at the time of new development for parcels platted prior to 2001.

Staff evaluated the requested variance from Section 25-48 based on conditions listed in Section 25-20 (Variances and exceptions) and also evaluated the variance in light of the provisions found in PR 48-06A (Sidewalks on unimproved streets). After considering the existing site conditions and the applicant's responses, staff recommended the waiver of the sidewalk requirements on the condition that additional connection be made with the existing South Providence Trail. Columbia Public Schools proposes to construct a walkway, and its associated street-crossing, between the school's north parking lot and the Trail.

At its February 4, 2016 meeting, the Planning and Zoning Commission considered this request and recommended unanimous approval (8-0) subject to staff's recommendation regarding the alternative sidewalk connection. The applicant's agent, Tom Trabue, gave a presentation citing the site challenges to a standard sidewalk installation and provided testimony on the benefits of the alternative sidewalk installation. Mr. Trabue indicated that the applicant agreed to the alternative sidewalk installation recommended by staff.

A copy of the staff report (including locator maps, applicant letter, and variance worksheet) and excerpts from minutes are attached.

Fiscal Impact

Short-Term Impact: None. Applicant will be constructing all new sidewalks



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Long-Term Impact: Future maintenance of the trail spur to the Providence Outer Road.
Maintenance of sidewalk on Columbia Public School's property will be borne by owner.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Transportation, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Mobility, Connectivity, and Accessibility, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested variance as recommended by the Planning and Zoning Commission with the condition that the applicant install a sidewalk connection from its property to the South Providence Trail.