



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 3, 2022

Re: Grasslands Plat 17 – Design Adjustment (Case #244-2022)

Executive Summary

Approval of this request would grant a design adjustment waiving the requirement to construct sidewalk along the subject property's E. Ridgeley Road frontage. This request is being reviewed concurrently with a request to approve a 1-lot consolidation plat of properties addressed 105 and 107 E. Ridgeley Road to be known as *Grasslands Plat 17*.

Discussion

A Civil Group (agent), on behalf of Charles Teeter & Donna Checkett (owners), are seeking approval of a design adjustment to Section 29-5.1(d) to waive sidewalk construction along the property's E. Ridgeley Road frontage. The design adjustment is being considered concurrently with a proposed 1-lot consolidation plat, to be known as *Grasslands Plat 17*, that will appear as a separate business item on the Council's October 3rd agenda. The subject site is located at 105 and 107 E. Ridgeley Road, and contains a combined 0.68 acres.

The requested design adjustment would waive the requirement to construct sidewalks along a new subdivision's street frontage. The final plat includes 200.2 feet of street frontage. The applicant has stated that there are topographical challenges to constructing the sidewalk (see attached sidewalk construction exhibit) and that the Grasslands neighborhood is generally lacking sidewalks, so construction or a fee-in-lieu of construction of the sidewalk is not warranted.

When evaluating this request, staff considered the typical design adjustment criteria found within Section 29-5.2(b)(9) within the UDC. Following this analysis, staff determined that waiving the sidewalk construction requirement in this location would not pose any negative impacts on the neighborhood. However, staff did not support the waiver given its conflict with the provisions of the Comprehensive Plan, which seeks to promote and facilitate non-motorized transportation options by prioritizing interconnectivity between neighborhoods and enforcing the existing sidewalk ordinance. The Comprehensive Plan rates this policy as a high public priority. See the attached Planning Commission staff report for a fully discussion of the staff analysis.

While E. Ridgeley Road is an improved street (i.e. built with curbs & gutters), Policy Resolution 48-06A is often used in requests of this nature when a street is not improved with curb & gutter. The policy resolution contains an option that Council may require an applicant pay a "fee-in-lieu" of construction as an alternative to an out-right waiver of the required sidewalk installation. Assessed "fee-in-lieu" of funds can be applied to other transportation



City of Columbia

701 East Broadway, Columbia, Missouri 65201

improvements (generally sidewalks) in the immediate vicinity of where the waiver was granted such that potentially higher priority public transportation improvements are installed.

Applicable “fee-in lieu” value for sidewalk waivers are based on the City’s 2- year average cost of constructing sidewalk multiplied by the street frontage of the subject site. In this instance, the 2-year average cost is \$69/linear foot and the length of the subject site’s frontage seeking waiver is 200.2 feet. Based on the defined calculation procedure, the applicable “fee-in-lieu”, should Council desire to apply it, would be \$13,813.80.

The Planning and Zoning Commission considered this request at their September 8, 2022 meeting. Staff presented its report and the applicant gave an overview of the request. Many neighboring property owners spoke in support of the requested design adjustment during the public hearing, including the Grasslands Homeowner Association board president. The Commission discussed the cost and feasibility of constructing the sidewalk as well as the potential for recommending assessment of a “fee-in-lieu” of construction. Following limited discussion, a motion to approve the design adjustment, without a fee-in-lieu, passed by a vote of 6-1.

The Planning Commission staff report, locator maps, design adjustment worksheet, sidewalk construction exhibit, public correspondence, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: If the waiver is approved without a fee-in-lieu payment, the City may be responsible for the cost of sidewalk construction in the future.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

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

[Comprehensive Plan Impacts:](#)

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



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Legislative History

Date	Action
NA	NA

Suggested Council Action

Approve of the requested design adjustment to Section 29-5.1 (d) to waive the requirement to construct sidewalks along E. Ridgeley Road, as recommended by the Planning and Zoning Commission.