



**City of Columbia**  
**Planning Department**  
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# Unimproved Street Sidewalk Design Adjustment Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
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**If a design adjustment is requested, the Director or Commission may recommend approval of the design adjustment if it determines that the following criteria have been met, and the Council shall consider these criteria in making a decision on the requested design adjustment<sup>1</sup>:**

**Please explain how the requested design adjustment complies with each of the below criteria:**

1. The design adjustment is consistent with the City's adopted comprehensive Plan and with any policy guidance issued to the Department by Council;  
 Yes, sidewalk will be built by city and integrated into the street improvements as a whole, as opposed to only this small section of sidewalk, and the city would not be financially liable for the absence of the sidewalk that would otherwise be built by the property owner.
2. The design adjustment will not create significant adverse impacts on any lands abutting the proposed plat, or to the owners or occupants of those lands;  
 No significant impacts anticipated, no sidewalk exists currently, so existing condition is not changing. In the future the new sidewalk will improve safety for pedestrians.
3. The design adjustment will not make it significantly more difficult or dangerous for automobiles, bicycles, or pedestrians to circulate in and through the development than if the Subdivision Standards of Section 29-5.1 were met;  
 No sidewalk exists currently, no changes to street pavement as it exists currently, so no more difficult or dangerous conditions are anticipated.
4. The design adjustment is being requested to address a unique feature of the site or to achieve a unique design character, and will not have the effect of decreasing or eliminating installation of improvements or site features required of other similarly situated developments; and  
 Yes, the topography and underground utilities that currently exist at the standard sidewalk location are unique to this section of Vawter School Road. Without an entire corridor street improvement project, isolated street and sidewalk improvements would not make sense, and would likely need to be removed and rebuilt in the future.
5. The design adjustment will not create adverse impacts on public health and safety.  
 No changes to existing condition proposed at this time, and with the construction of a sidewalk in the future, there will be an increase in public health and safety at the location.

<sup>1</sup> Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions

**Please answer the following questions for Unimproved Streets<sup>2</sup>:****1. What is the cost of constructing the sidewalk, relative to the cost of the proposed development?**

Due to all of the unknown conditions it is impossible to determine the cost of constructing a sidewalk at the standard cross section location, at this specific location, without a full engineering plan for construction of the sidewalk and a determination of scope of responsibility for the owner. We propose to use the city's established sidewalk unit cost on CIP projects for the previous 2 years, which equals \$72.36 per linear foot. For the 158' frontage the total cost would be \$11,436.04.

**2. Is the terrain such that sidewalks or walkways are physically feasible?**

Yes the current terrain and corresponding utility locations make the standard sidewalk location infeasible.

**3. Would the sidewalk be located in a developed area, on a low traffic volume local street without sidewalks?**

The sidewalk would be located on a Major Arterial Street in a residentially developed area.

**4. Are there any current or future parks, schools or other pedestrian generators near the development for which a sidewalk or walkway would provide access?**

There are no known current or future parks, schools or other pedestrian generators near the development.

**If an alternative walkway is being proposed, please describe how the alternative would deviate from standard sidewalk requirements.**

**If applicable, please attach a map showing the proposed alternative walkway alignment.**

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<sup>2</sup> Based on factors for determining sidewalk need, identified in Council Policy Resolution PR 48-06A