City of Columbia
Planning Department
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Unimproved Street Sidewalk Design Adjustment Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
21-2025	10/18/24	KKO

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[1]:

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;
   THERE IS NO OTHER WALK WITHIN 850 FEET OF THE PROPERTY IF THE SIDEWALK IS CONSTRUCTED THERE IS LIKELY NEVER GOING TO BE ANY CONNECTIVITY TO ANOTHER WALK SINCE THE NEIGHBORHOOD IS COMPLETELY DEVELOPED.

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; THERE ARE NO SIDEWALK EXISTING WITHIN THIS NEIGHBORHOOD. SO NOT CONSTRUCTING THIS ONE WILL HAVE NO ADVERSE IMPACT.

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; THERE WILL BE NO ADDITIONAL DANGER TO THE PUBLIC. THIS DEVELOPMENT WILL ONLY ADD ONE NEW RESIDENCE.

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 THE SIDEWALK WILL HAVE NO CONNECTIVITY TO ANY OTHER WALK IN THE FUTURE.

5. The design adjustment will not create adverse impacts on public health and safety.
   THE PEDESTRIAN TRAFFIC IS USING THE STREET. THE PEDESTRIANS HAVE USED THE STREET FOR THE LAST 60 YEARS. NOT BUILDING THE SIDEWALK FOR THIS PORTION OF STREET WILL NOT IMPACE PUBLIC HEALTH AND SAFETY.

[1] Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions

Please answer the following questions for Unimproved Streets[2]:

1. What is the cost of constructing the sidewalk, relative to the cost of the proposed development?

2. Is the terrain such that sidewalks or walkways are physically feasible?
   THERE IS A REGULATED STREAM THAT WILL HAVE TO BE CROSSED WHICH WILL MULTIPLY THE COST OF CONSTRUCTING THE SIDEWALK. THERE ARE MULTIPLE UTILITY POLES AND A FIRE HYDRANT THAT WILL NEED TO BE WORKED AROUND WHICH WILL ADD TO THE COST OF CONSTRUCTION.
3. Would the sidewalk be located in a developed area, on a low traffic volume local street without sidewalks?
   YES

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?
   NO

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.

[2] Based on factors for determining sidewalk need, identified in Council Policy Resolution PR 48-06A