



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 5, 2018

Re: Victory Christian Church Sidewalk - Unimproved Street Sidewalk Design Adjustment (Case #18-181)

Executive Summary

If Council were to follow the Planning and Zoning Commission's recommendation relating to this matter it would deny the applicant's requested design adjustment seeking waiver of the requirement to construct approximately 1,500 feet sidewalk along Ballenger Lane as it fronts Victory Christian Church which is address as 1705 Ballenger Lane.

Discussion

Victory Christian Church of Columbia, Inc. (owner) is seeking approval of a design adjustment to Section 29-5.1(d)(2) to allow the waiver of sidewalk construction along the property's Ballenger Lane street frontage, a distance of approximately 1,500 feet. The 13.42-acre subject site is located on the west side of Ballenger Lane, approximately 1,200 feet north of Clark Lane, and addressed as 1705 N. Ballenger Lane.

The applicant is requesting waiver of the UDC requirement to construct sidewalks along Ballenger Lane, which was required as part of the new building construction on the site. After evaluating the applicant's request and the circumstances surrounding it, staff did not find adequate evidence that the standards to grant the design adjustment were met. As a note, the City is currently in the design stage of a project that will construct paved shoulders along Ballenger, which will result in providing an area that pedestrians could use in the absence of sidewalks. The sidewalk construction under consideration would be in addition to this project, and Public Works' staff has preliminarily considered options for connecting the sidewalk to the shoulder to provide access between the two.

The Planning and Zoning Commission considered the design adjustment request at their October 4, 2018 meeting. Staff presented its report and the applicant gave an overview of the request. Commissioners inquired about if the sidewalk would be removed if the street was widened and if so, would the City pay to replace it (the sidewalk would be designed in a location that maximizes the likelihood it would not be removed, and generally the City would pay to reconstruct). Following the public hearing and additional discussion, the Planning and Zoning Commission voted against the design modification (0-7; none in favor, seven against on a motion to recommend approval of the design adjustment).

At this time, staff and the applicant have not discussed any alternatives besides sidewalk construction, or a full waiver as requested by the applicant. The provisions of PR 48-06A allow Council to consider a fee-in-lieu of construction as an alternative to installation of the required sidewalk.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The Planning Commission staff report, locator maps, design adjustment worksheet, PR 48-06A, Ballenger Lane project plans, site plans, and meeting minutes excerpts are attached.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: If waiver is approved, City may be responsible for cost of sidewalk construction in the future.

Strategic & Comprehensive Plan Impact

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
NA	NA

Suggested Council Action

Denial of the requested waiver as recommended by the Planning and Zoning Commission.