

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
October 5, 2017**

**SUMMARY**

A request by A Civil Group (agent) on behalf of McGary Properties, LLC (owner) for approval of a one-lot final minor plat on A (Agricultural) zoned land, to be known as *McGary Subdivision Plat 2*, and for approval of a design adjustment to 29-5.1(d) to waive sidewalk construction along St. Charles Road. The 0.78-acre subject site is located at the northwest corner of St. Charles Road and Tower Drive. **(Case #17-190)**

**DISCUSSION**

The applicant is seeking approval of a one-lot final minor plat that will create a legal lot from previously unplatted property. The applicants wish to plat the property to create a legal lot that would permit construction on the site, and allow the property to be sold. Additional right of way is being granted along St. Charles Road to accommodate the required 33-foot half-width that is necessary for a major collector. Access to the site will be from an existing driveway on the site, which also provides access to additional property to the north. Additional utility easements are also being dedicated on the site.

The proposed lot size is smaller than permitted with the A (Agriculture) district; however, was granted a Board of Adjustment waiver to permit that which is shown (Case #1951). The BOA decision is attached for reference.

The applicant is also requesting a design adjustment from the requirement to construct a sidewalk along the property's approximately 214-foot St Charles Road frontage. The criteria below are used when evaluating whether to grant the requested waiver. Staff's evaluation is listed after each condition, followed by their determination if the condition is met (shown in CAPS and BOLD)

**Design Adjustment**

The requested design adjustment is from 29-5.1(d), which includes sidewalks as a required element of platting property. The applicant's justification for granting the adjustment is attached. Instead of using the standard Design Adjustment criteria, Council Policy Resolution 48-06A has been used due to the St. Charles Road being an unimproved roadway (no curb or gutter). Policy Resolution 48-06A uses the following factors to provide guidance when considering waiving sidewalk construction along such streets:

**1. The cost of constructing the sidewalk relative to the cost of the proposed development;**

*The applicant estimates the cost of fill to accommodate the sidewalk to be \$5,950, which is approximately 13.2% of the total lot sale cost. However, this does not take into account the expected cost of the development of the lot with a single-family structure, which would likely reduce the relative price of the sidewalk. If it is determined that a fee-in-lieu of construction is required for approval, a more detailed cost estimate should be submitted. **NOT SUPPORTED.***

**2. Whether the terrain is such that sidewalks or walkways are physically feasible;**

*The terrain slopes north away from the roadway, and does not present a clear physical obstacle to sidewalk installation, although fill would likely be required to bring the grade of the sidewalk to the correct elevation. While utility poles may require additional consideration on designing the sidewalk*

location, it is possible to deviate the sidewalk alignment to avoid these obstacles. The City has available a standard design detail to account for the construction of sidewalks when a street is unimproved. **NOT SUPPORTED.**

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

*This immediate area along St. Charles is mostly undeveloped, which means that future development will be required to construct sidewalks. Approximately 1,000 feet to the east, a preliminary plat was recently approved for The Coliseum, which will include around 600 feet of sidewalk along St. Charles. And just to the east of that development, there is an existing 150 feet of sidewalk along St. Charles. To the west of the site approximately 1,500 feet, the Wellington Manor subdivision includes sidewalks internal to the subdivision, as well as about 500 feet of sidewalk along St. Charles.*

*St. Charles Road is classified as a major collector and would be expected to carry 3,500-8,500 ADT, per the City's standard designs. There are no official traffic counts for St. Charles within the last 8 years. **NOT SUPPORTED.***

**4. Current or future parks, schools or other pedestrian generators near the development for which a sidewalk or walkway would provide access.**

*The nearest pedestrian generator to the site is the Hominy Creek Trail access point on Rebel Hill located approximately ½ mile west of the subject site, although Rebel Hill is not a public street. Approximately 1 mile to the east is a commercial node located at the I-70 and St. Charles intersection. And approximately 1 mile to the west is the public access point for Hominy Creek Trail, and the intersection with Keene Street, which has several medical service facilities located along the street. **SUPPORTED.***

Conclusion

Staff finds that the request does not meet the standards for waiving sidewalk installation on the subject property. Taken together, the circumstances do not warrant the waiver of sidewalk installation in this particular location given the benefit that the sidewalk would provide to pedestrians. Per PR 48-06A, if a sidewalk is found to be warranted in this situation, then the sidewalk may be either required to be constructed, or a fee equivalent to the cost of construction may be required to be paid.

**RECOMMENDATION**

Approval of the final plat for *McGary Subdivision Plat 2*, and denial of the design adjustment to waive sidewalk construction as required by 29-5.1(d).

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Final Plat
- Design Adjustment request
- Council Policy Resolution PR 48-06A
- BOA 1951 Decision

**SITE CHARACTERISTICS**

|                               |                          |
|-------------------------------|--------------------------|
| <b>Area (acres)</b>           | 0.78                     |
| <b>Topography</b>             | Slopes down to the north |
| <b>Vegetation/Landscaping</b> | Turf                     |
| <b>Watershed/Drainage</b>     | Hominy Branch            |
| <b>Existing structures</b>    | Vacant                   |

**HISTORY**

|  |                       |
|--|-----------------------|
| <b>Annexation date</b>                       | 1969                  |
| <b>Zoning District</b>                       | A                     |
| <b>Land Use Plan designation</b>             | Neighborhood District |
| <b>Previous Subdivision/Legal Lot Status</b> | Unplatted             |

**UTILITIES & SERVICES**

|                        |                  |
|------------------------|------------------|
| <b>Sanitary Sewer</b>  | City of Columbia |
| <b>Water</b>           | PWSD #9          |
| <b>Fire Protection</b> | CFD              |
| <b>Electric</b>        | City of Columbia |

**ACCESS**

| <b>St Charles Road</b>    |  |
|---------------------------|--|
| <b>Location</b>           | Abuts south side of property   |
| <b>Major Roadway Plan</b> | Major Collector (currently unimproved, 66-foot ROW required; additional ROW dedicated) |
| <b>CIP projects</b>       | None at this location  |
| <b>Sidewalk</b>           | No sidewalks required due to large lot development                                     |

**PARKS & RECREATION**

|                                |                                     |
|--------------------------------|-------------------------------------|
| <b>Neighborhood Parks</b>      | No parks located within ½ mile      |
| <b>Trails Plan</b>             | No trails planned adjacent to site. |
| <b>Bicycle/Pedestrian Plan</b> | None identified adjacent to site    |

**PUBLIC NOTIFICATION**

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on July 18, 2017.

|   |   |
|---|---|
| <b>Public information meeting recap</b>     | Number of attendees: 0<br>Comments/concerns: NA |
| <b>Notified neighborhood association(s)</b> | None  |
| <b>Correspondence received</b>              | None at time of report.                         |

Report prepared by Clint Smith

Approved by Patrick Zenner