

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 21, 2017**

SUMMARY

A request by Engineering Surveys & Services (agent) on behalf of Paul Alan Branham (owner) for approval of a two-lot final plat of R-1 (One-family Dwelling District) zoned land, to be known as "Branham-Renfro Subdivision - Plat 2" and an associated variance to waive sidewalk construction. The 1.59-acre subject site is located at the northwest corner of West Boulevard and Stadium Boulevard, and addressed as 1028 and 1100 Westwinds Drive. **(Case #17-64)**

DISCUSSION

The applicant is seeking approval of a final minor plat to create two lots on R-1 zoned property that has not been previously platted. The property is currently developed with two structures, and the resulting plat would create two legal lots and would allow future development on the site. The subject property has right-of-way frontage on three streets - Westwinds Drive, West Boulevard, and Stadium Boulevard; however, access is only permitted (and feasible due to site grades) from Westwinds Drive. Additional easements are being granted by the plat for required utilities.

The applicant is also requesting a variance from the requirement to construct a sidewalk along the property's approximately 200-foot West Boulevard 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**). As a note, the applicant has also requested waiver of sidewalks along Stadium Boulevard, and per Section 25-51 of the previous subdivision regulations, a request for sidewalk waivers along an expressway such as Stadium Boulevard is at the discretion of City Council.

Subdivision Variance

The requested variance is from 25-48.1 of the former subdivision regulations (due to the fact that the request was submitted prior to the adoption of the UDC), which required that sidewalks be installed as a required element of platting property. The applicant's justification for granting the waiver is attached. Instead of using the standard variance criteria, Council Policy Resolution 48-06A is used when the requested waiver is along 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;

*At this time, the site is developed with two structures on the two proposed lots. While future redevelopment is possible, there is no proposed development on the site at this time, so the sidewalk construction would represent 100 percent of the development cost. **SUPPORTED.***

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

*Sidewalk at the standard location (one foot from the property line) is not feasible in this location, but it would be permitted to construct it in a location nearer the pavement. Construction is likely feasible along the existing pavement on West Boulevard, although existing grades and drainage could make construction challenging. **NOT SUPPORTED.***

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

The area is mostly developed, which means that there is limited possibilities that surrounding development will be required to construct additional sidewalks in the future.

West Boulevard is classified as a major collector and traffic volume would be higher than that of a local residential street. There were approximately 7,000 trips on West Boulevard near this location according to a 2013 traffic count, which is appropriate for a collector street.

*There are few sidewalks near the site, with the closest sidewalk beginning at the intersection of Forum and Stadium, nearly 1,800 feet west of the subject site. The nearest sidewalks on West Boulevard are approximately 3,000 feet north at its intersection with Stewart. There are no CIP projects for sidewalk in this area. In addition, the 2012 sidewalk master plan included the construction of sidewalks along West Boulevard between Stewart and Westwinds, but did not include West between Westwinds and Stadium. **PARTIALLY 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 generators to the site is the MKT Trail access point on Stadium, located approximately 1,500 feet east of the subject site along Stadium. Westwinds Park is located nearly 700 feet west of the site. And approximately 1,800 feet west of the site is a commercial node at the intersection of Stadium and Forum Boulevard. To the north around 500 feet is the St. Andrew's Lutheran Church on the east side of West Boulevard. Upon evaluation, it is unlikely that a sidewalk would provide access for high volumes of pedestrians to any of these sites, given the alternative access ways, such as along Westwinds. One possible exception could be pedestrians accessing the MKT trail to the east at its intersection with Stadium, although this is still expected to be a low volume of pedestrians. **SUPPORTED.***

Staff finds that the request meets the majority of the standards for waiving sidewalk installation on the subject property along West Boulevard. Alternatively, 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-in-lieu of construction may be required to be paid.

The proposed final plat has been reviewed by staff and aside from the requested variance, it meets all requirements of the previous subdivision regulations.

RECOMMENDATION

Approval of the final plat for *Branham-Renfro Subdivision - Plat 2* and the requested variance.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Final plat
- Sidewalk variance request (sidewalk along unimproved streets)
- Council Policy Resolution PR 48-06A

SITE CHARACTERISTICS

| | |
|-------------------------------|------------------------------------|
| Area (acres) | 1.59 |
| Topography | Sloping toward the south and east |
| Vegetation/Landscaping | Tree coverage along east and south |
| Watershed/Drainage | Clear Creek |
| Existing structures | Two residential structures |

HISTORY

| | |
|--|-------------------------|
| Annexation date | 1955 |
| Zoning District | R-1 |
| Land Use Plan designation | Neighborhood District |
| Previous Subdivision/Legal Lot Status | Parts of surveyed tract |

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia

ACCESS

| Westwinds Drive | |
|---------------------------|---|
| Location | West side of site |
| Major Roadway Plan | NA, local residential street; no additional ROW required. |
| CIP projects | None |
| Sidewalk | Sidewalks required |

| West Boulevard | |
|---------------------------|---|
| Location | East side of site |
| Major Roadway Plan | Major Collector (unimproved & City maintained). 66-76-foot ROW (33-foot half-width) required. No additional ROW required. |
| CIP projects | None |
| Sidewalk | Sidewalks required; variance requested to waive sidewalk. |

| Stadium Boulevard | |
|---------------------------|---|
| Location | South side of site |
| Major Roadway Plan | Expressway (unimproved & State maintained). Variable ROW; no additional ROW required. |
| CIP projects | None |
| Sidewalk | Sidewalks required; request for Council to waive sidewalk. |

PARKS & RECREATION

| | |
|--------------------------------|-----------------------------------|
| Neighborhood Parks | Westwinds Park within ½ mile |
| Trails Plan | MKT Trail within ½ mile |
| Bicycle/Pedestrian Plan | Bike lanes along West and Stadium |

Report prepared by Clint Smith

Approved by Patrick Zenner