



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 adjustment¹:

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; *The city's comprehensive plan is to have a sidewalk network along all streets below a Collector Classification. This street is unapproved and is located in the outer reaches of the city limits. The Comprehensive plan does not thoroughly address how to handle these unique cases.*
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; *The proposed lots are intended to be large acreage tracts. Large parcels like this do not provide much foot traffic. There isn't any adjoining sidewalks adjacent to this proposed plat.*
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; *Not having sidewalks is not a deterrant because any properties in this region, along that road are rural in nature. If pedestrian traffic is desired, it would be along the trail network to access the city/park. A trail easement is being granted.*
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 unique characteristics of this property are: Size, remoteness and unimproved road network. These unique traits are not viable to extending sidewalks in this location.*
5. The design adjustment will not create adverse impacts on public health and safety. *There isn't sidewalks currently on this property and this subdivision will be adding 2 single family residences. It is currently not an unsafe strip and will not change by adding the two parcels.*

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

Please answer the following questions for Unimproved Streets²:

1. What is the cost of constructing the sidewalk, relative to the cost of the proposed development?
\$21,000 for sidewalk
\$46,000 total development cost
2. Is the terrain such that sidewalks or walkways are physically feasible? Portions of the property would have a creek, making that crossing not feasible.
3. Would the sidewalk be located in a developed area, on a low traffic volume local street without sidewalks? This is a non or partially developed area on an unimproved street.
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? A park is located to the southwest, but would gain access from the trail along the creek.

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