



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 15, 2021

Re: Zoning Text Amendments - **#A17: Appendix A.1(c)(1)(I)(C) Design Standards for Streets, Sidewalks and Bikeways - Local Residential Street Design Standards; A.1(c)(1)(ii)(B)(3) Design Standards for Streets, Sidewalks and Bikeways - Local Residential Street Design Standards; A.1(d)(1)(I)(B) Design Standards for Streets, Sidewalks and Bikeways - Local Non-Residential Street Design Standards; A.7 Terminal Streets (Amending Turnaround Width)**(Case #49-2021)

Executive Summary

Approval will amend the multiple sections of Appendix A of the Unified Development Code (UDC) to revise the cul-de-sac design standards such that they provide reference to the currently adopted International Fire Code requirements and establish how small and by what process an applicant can seek relief to install cul-de-sacs that do not meet the International Fire Code.

Discussion

The 2018 International Fire Code (IFC) Appendix D was adopted by City Council and requires that turnarounds for terminal streets comply with one of the designs specified within the appendix. One of those designs is a cul-de-sac, which requires a minimum pavement diameter of 96 feet. The current UDC provision requires only 76 feet of pavement. Since the IFC was adopted by Council and requires a wider pavement design than the UDC, the larger cul-de-sac design is required to be used for new cul-de-sac construction.

The proposed amendment includes new text that will reference the IFC standard, but it also maintains the option to seek approval of smaller cul-de-sacs using the current UDC standards for both the pavement and right of way. Any alternate designs that do not meet the IFC must be authorized by the Fire Official and approved by the Public Works Director.

The Planning and Zoning Commission considered this request at their January 21, 2021 meeting. Staff presented its report. No member of the public spoke during the public hearing. Following limited discussion, a motion to approve the zoning text amendment passed (8-0). As a note, the PZC reviewed a draft of the proposed text amendment during three work sessions prior to the public hearing.

The Planning Commission staff report, proposed text amendment sheet, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None

Long-Term Impact: None



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
3/20/2017	Approved Chapter 29 of the City Code, referred to as the Unified Development Code.

Suggested Council Action

Approve UDC amendment A17 as recommended by the Planning and Zoning Commission.