



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 2, 2016

Re: Compass Church Subdivision – Final Plat (Case #16-85)

Executive Summary

Approval of this request will result in 17.71 acre one-lot plat that combines two previously platted lots with an 11 acre unplatted tract of land currently improved with Compass Church. In addition, approval of the plat will grant a variance to construct 490-feet of sidewalk along the site's unplatted Silvey Street frontage in exchange for installation of an alternative sidewalk that connects the unplatted acreage to an existing pedestrian trail installed on the platted lots, to the south, that have formerly been used as athletic fields by the City of Columbia and for which a previous sidewalk variance was granted.

Discussion

Jerry Campbell (agent) is requesting, on behalf of Evangelical Free Church of Columbia (owner), approval of a 17.71 acre one-lot plat to be known as "Compass Church Subdivision" that combines two existing legal lots, Lots 1 and 2 of Smithton Park Subdivision, with approximately 11 acres of unplatted property. Additionally, the applicant is seeking approval of a sidewalk variance to waive installation of approximately 490-feet of sidewalk along the site's unplatted Silvey Street frontage.

The purpose of this plat is to establish "legal lot" status for the unplatted acreage so a building permit can be issued for a planned expansion of the existing site improvements. The applicant's original plat included a smaller portion of property which would have necessitated a water main extension. Upon being informed of the main extension requirements, the applicant choose to incorporate Lots 1 and 2 into the plat so the site would have direct access to the existing water main along Worley Street thereby eliminating the need to extend a water main along Silvey Street.

As required by Section 25-48.1 of the Subdivision Regulations the applicant is required to construct sidewalks along the property's newly platted Silvey Street frontage. No sidewalk is required to be constructed along the Silvey Street frontage of Lot 1 due to the installation of a pedestrian trail as part of the platting of Smithton Park (Ordinance #16660). Sidewalks currently exist along Worley.

Staff evaluated the variance request based on standards included in Policy Resolution 48-06A (PR48-06A), which provides specific guidance for determining the need for a sidewalk along an unimproved street and whether the impact of the proposed development justifies the requirement that the sidewalk be constructed. Such evaluation found that the standards of PR 48-06A were not met and recommended denial of the variance.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The Planning and Zoning Commission considered this request at its meeting on April 7, 2016. Staff presented its report and representatives for the applicant gave an overview of the request. The Commission inquired if sidewalks would be required where the trail is currently located. Staff responded that the trail was approved as an alternative sidewalk previously, so sidewalks would be required if it were removed.

The applicant's representative stated that the sidewalks would be an unreasonable financial burden, the street is not utilized by pedestrians currently, and that the sidewalk would not be extended farther to the north of their property due to the grade of the street. The applicant explained that the Parks and Recreation Department has leased Lots 1 and 2 of Smithton Park (to the south of the church), and that cars park in the church lot to access the fields. The Commission questioned if the church site included a child care operation and what type of surface the trail was made of. The applicant stated that there is a nursery on site, and that the trail is surfaced with chat/gravel.

The applicant requested a potential alternative sidewalk layout be considered in lieu of requiring the installation of sidewalk along the unplatted Silvey Street frontage. The alternative would include a connection between the church property and the existing trail to the south and the installation of a pedestrian crossing on Silvey Street in the general location of the church's south entrance drive which was across from an existing sidewalk on the west side of Silvey Street. Commissioners discussed the possible alternative and were generally supportive of the request as it created additional connectivity with the sidewalk on the west side, although Commissioners expressed a desire that the sidewalk receive approval of the City's Traffic Engineering staff for ADA and other code compliance.

After additional discussion, the Planning and Zoning Commission voted (8-0) to recommend approval of the plat and sidewalk variance subject to the pedestrian crossing of Silvey Street being approved by the City's Traffic Engineers and the existing trail being connected to the church parking lot at point meeting ADA requirements near the church's southern entry. The Commissioner's recommendation to approve the sidewalk variance was intended to relieve the applicant of financial responsibility to install sidewalk along the remainder of its Silvey Street frontage north of the southern entrance.

Per the Planning Commission's recommendation, the City's Traffic Engineers have reviewed the proposed Silvey Street crosswalk design submitted by the applicant (see attached). While the crosswalk could be feasibly constructed, staff does not support its installation since it believes such improvement may compromise pedestrian safety and adds limited value to area-wide pedestrian connectivity. There is a controlled crossing at Silvey and Worley Streets, to the south, which represents a safer method of crossing Silvey Street than the mid-block location.

Per PR 48-06A a sidewalk variance is to be approved only if an alternative sidewalk is provided or a fee-in-lieu payment (or other equitable arrangement) is proposed and approved by Council. At this time no other alternatives have been proposed.



While staff is not supportive of the installation of the crosswalk, it is technically feasible to be installed. If desired, Council may direct staff to permit the crosswalk as a means of fulfilling the requirements of PR 48-06A.

A copy of the staff report, locator maps, final plat, sidewalk variance work sheet with cost estimates, CIP excerpts, PR 48-06A, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: If sidewalk construction is waived, the City may be required to cover the cost of sidewalk construction when Silvey Street is improved in the future. Such costs may be recorded through property assessments if authorized.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Arts & Culture, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
11/20/2000	Ord. #16660: Approve final plat of "Smithton Park"

Suggested Council Action

Approve the final plat for "Compass Church Subdivision" and the requested sidewalk variance subject to the required alternative sidewalk installations as recommended by the Planning and Zoning Commission.