



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 4, 2022

Re: Quarry Heights Plat 7 – Design Adjustment (Case #98-2022)

Executive Summary

Approval of this request would grant a design adjustment waiving the requirement to construct approximately 390 feet of sidewalk along the subject site's Rollins Road and Redbud Lane street frontages.

Discussion

A Civil Group (agent), on behalf of Finley and Rebecca Gibbs (owners), is seeking approval of a design adjustment from Section 29-5.1(d) of the UDC that would waive the installation of approximately 390' of sidewalk along the subject site's Rollins Road and Redbud Lane street frontages. The 0.88-acre property is located on the south side of Rollins Road approximately 950 feet east of S. Greenwood Avenue.

The applicant desires to build a single-family home on the unimproved site that was recently approved as one lot subdivision known as Quarry Heights Plat 7. New subdivisions are required to construct sidewalk at the time of development in accordance with subdivision regulations of the UDC. The applicant did not seek a design adjustment at the time of final plat approval; however, reconsidered such decision following public comments offered by neighboring residents during the final plat hearing. A "freestanding" design adjustment to waive sidewalk installation is permissible by the UDC.

When evaluating sidewalk waiver requests, staff considers the design adjustment criteria of Section 29-5.2(b)(9) of the UDC. After evaluating the applicant's request (see attached staff report for details), staff concluded that the criteria of Section 29-5.2(b)(9) were not met. For information purposes, based on the City's two-year average cost to construct sidewalk of \$69/linear foot the value of the 390-feet of sidewalk requested to be waived is equal to \$26,910.

The Planning and Zoning Commission considered this request at their March 10, 2022 meeting. The Commission inquired as to the requirements for sidewalk construction. Staff responded that new subdivisions of R-1 lots less than two acres are required to construct sidewalks.

The applicant gave a presentation of the issues surrounding the practicality of the sidewalk's construction and noted that such improvements may impact the surrounding natural environment. The applicant stated that the City could tax-bill this property and adjoining lots if it decided sidewalks in the area were appropriate. The property owner spoke to the impacts that installation would create on the environment, practical maintenance issues, and the likelihood of low use. Additional members of the public spoke in favor of granting



City of Columbia

701 East Broadway, Columbia, Missouri 65201

the waiver citing low traffic volume and the existing character of the neighborhood which does not have sidewalks in the immediate area.

Following the applicant and owner's testimony, the Commission discussed pedestrian safety and connectivity as it relates to the street's downhill curve and other existing conditions. Commissioners further discussed characteristics of the existing neighborhood and walking patterns. Following additional discussion regarding the sidewalk waiver criteria, the Commission voted to approve the design adjustment by a vote of 5-2-1.

The Planning and Zoning Commission staff report, locator maps, final plat, design adjustment worksheet, meeting minutes excerpts, and public correspondence are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Possible impacts could be public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Mobility, Connectivity, and Accessibility, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

Date	Action
1/18/22	Approval of the one-lot plat known as <i>Quarry Heights Plat 7</i>

Suggested Council Action

Approve the requested design adjustment as recommended by the Planning and Zoning Commission.