



Report to:

**Planning and Zoning
Commission**

Case No.: TXT19-02

Meeting Date: September 10, 2019

Subject: Text Amendment: Section 42-29, Required Improvements; and adding Sections 42-233, Development Requirements; and 42-233.1, Sidewalks

Background: The proposed text amendment clarifies when, where, and the width of sidewalks which are to be constructed when property is developed. The text amendment also provides the ability to waive the sidewalk requirements when appropriate.

Application and Notice:

Applicant/Owner - City of Rolla
Public Notice - Legal ad in the Rolla Daily News; information available on city website
City Council Date - September 16, 2019

Discussion: The Public Works Department modified the standard detail for sidewalk construction in May 2018. The modification changed the minimum width from 4 feet to 5 feet to ensure compliance with the Americans with Disabilities Act (ADA). Guidelines for sidewalk accessibility require that a 5 foot wide area be provided for at least every 200 feet to allow for passing. Requiring all sidewalks to generally be 5 feet wide, with the ability to narrow to 4 feet for encroachments, ensures that the sidewalk guidelines are met.

In addition, the code was reviewed for any needed changes related to sidewalks. Currently, the code only requires the installation of sidewalks when property is subdivided. The text amendment would require that the redevelopment or development of previously subdivided properties trigger the construction sidewalks. Exceptions and the ability to receive waivers is provided to allow flexibility where sidewalks are not needed or impractical.

The text amendment also provides guidance on the required width of sidewalks depending on many circumstances including the zoning, roadway classification, and length of cul de sacs. Commercial and dense areas would require wider sidewalks on both sides of the street. Lower density areas would only be required to be provided with a 5 foot wide sidewalk on one side of the street. Some streets would not be required to have any sidewalk.

Most areas throughout the city have a basic sidewalk network. However, there are many gaps that need to be filled in and still many streets lacking in sidewalks that need them. The city is currently working toward filling the gaps, repairing existing sidewalks, and constructing curb ramps. The text amendment should allow for the logical and orderly construction of sidewalks where they are needed.

Findings:

1. The proposed text amendment would assist in accomplishing pedestrian mobility goals in the Comprehensive Plan.
2. Sidewalks currently exist in most neighborhoods throughout the city, but there are many gaps in the system.
3. Gaps in the sidewalk system can discourage walking and make access impossible for persons with limited mobility.
4. The city is working to improve the sidewalk system. However, development and redevelopment of the existing parts of the city could help to close some gaps.

Alternatives:

1. Find the text amendment is needed and recommend the City Council approve the text amendment as presented or with modifications.
2. Find that the proposed text amendment is not needed and recommend that the City Council take no action.
3. Find that additional information and discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by: Tom Coots, City Planner
Reviewed by: Steve Flowers, Community Development Director
Date of Preparation: September 4, 2019
Attachments: Proposed Text, Standard 201 (sidewalks)