



November 15, 2016

Re: North Stub Road at Fox Creek Subdivision Preliminary Plat

Dear City of Columbia City Council

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JR2 Development would like to discuss the preliminary plat for the proposed Fox Creek Subdivision. Through the planning and design process, we have taken the approach to be good neighbors as we are building a community. We have been in contact and have met with the adjoining neighbors to work with their wants and needs as we move forward with this development.

The property owners to the North, Kristopher and Kristina Lockwood, currently live on the 5-acre country estate and support not providing a stub road connection to their property line. JR2 Development requests the city council's support to remove this stub road to the North, as it is unnecessary and inappropriate.

Per the City of Columbia's Street improvements ordinance section 25-42, a new stub road is required when a property that adjoins the subdivision is undeveloped land. The property to the north and the additional five country estate lots are developed. These estate lots are desirable residences and it is highly unlikely they would be redeveloped.

Per Section 25-42, the ordinance also states that if vehicular access to adjoining property is unnecessary or inappropriate then a stub road will not be provided. This stub road qualifies as unnecessary and inappropriate because the city ordinances related to stream buffers and sensitive areas prevent development to the north of this property. See Figure 1.

The existing stream buffers located north of the development would impair a future development of these tracts of land into a subdivision. Not only do these stream buffer restrictions prohibit future development the future UDO restrictions for "sensitive areas" will also prevent the northern property from development. The majority of the western half leading to Thompson Rd and central portion have an average slope varying from 3.75ft :1 (26%) to 4ft:1 (25%), thus being classified as a sensitive area.

With the overall contributing factors of the smaller developed tracts to the north of the Fox Creek Subdivision and the City of Columbia ordinance restrictions, the properties to the north are unlikely to be redeveloped. Therefore, JR2 Development is requesting city council to remove the stub road to the North as displayed in the preliminary plat.

Very Truly Yours,
THHinc – McClure Engineering Company.

Keenan Simon, P.E.

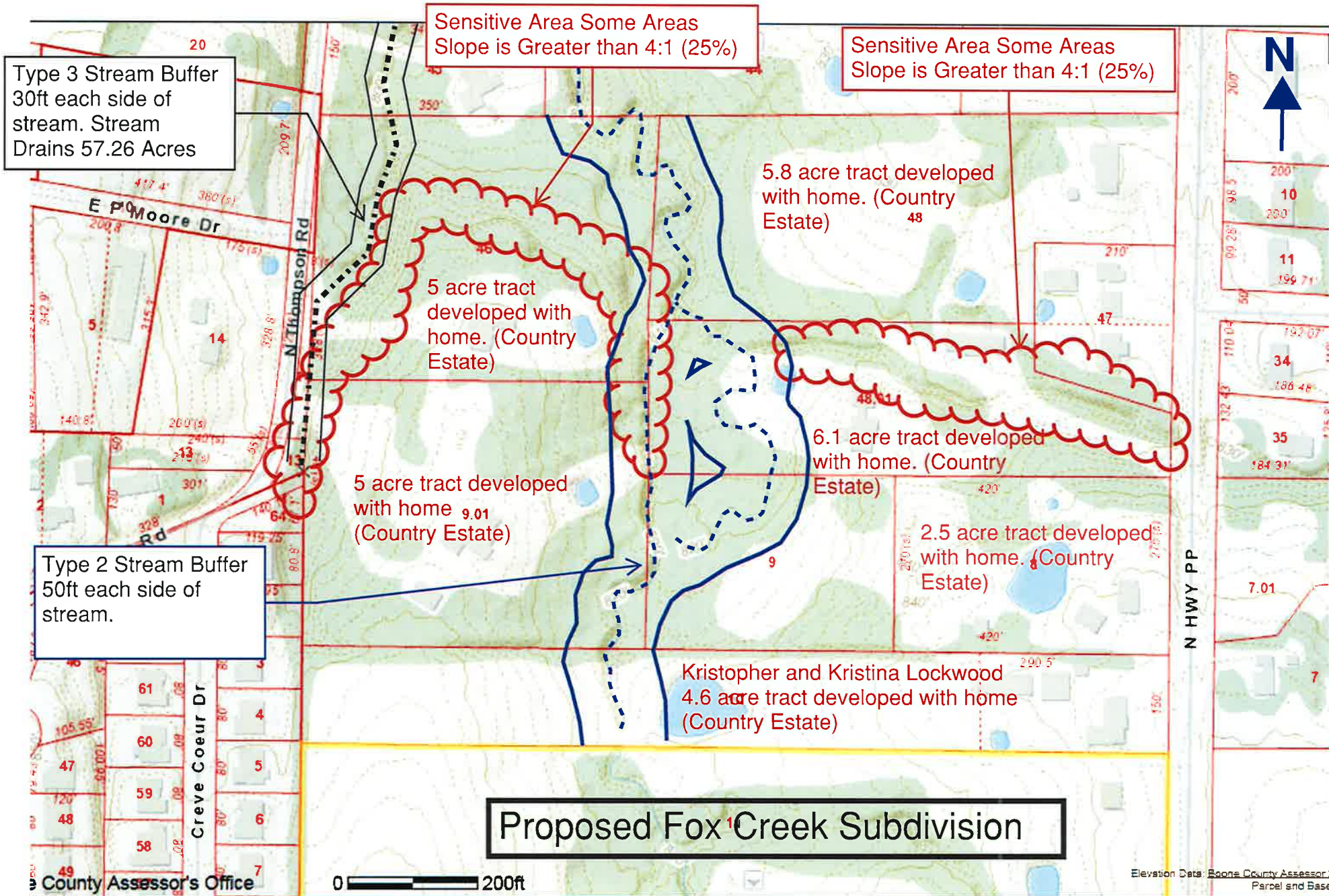


Figure 1

PZC Case # 16-197