



# A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

September 16, 2021

Rachel Smith  
City of Columbia  
701 E. Broadway  
Columbia, MO 65201

RE: Arbor Falls PD Phase 4 – PD Plan – Design Exceptions Response  
(Case #: SUBD-000140-2021)

Dear Ms. Smith:

Please find below the list of Design Exceptions being requested for the Arbor Falls Phase 4 PD Plan. It should be noted that this is not a cottage development. It is a patio Home Development concept that is not available within the current code. It does resemble R-1 in that there will be single family detached homes built on a single lot. However, the intent of these homes is to provide a home for those that do not want a large yard or the maintenance of the landscaping. Each home will have a small out door area for the owners; hence the name patio homes.

These design exceptions are for Arbor Falls Phase 4 PD plan

1. A design exception is being requested for the following portions of the R-1 zoning Category
  - a. Setbacks - The Front Yard setback shall be a minimum of 20 feet. The side yard on interior Lots will be a minimum of 5 feet. The Rear Yard will be a minimum of 20 feet. The side yard on a corner lot shall be a minimum of 15 feet. Please note that there will be no side entry garages on the corner lots.
    - i. Comprehensive Plan and Policy guidance issued by Community Development and the Council.
      1. This is the same setbacks allowed in Arbor Falls north of pergola and our intent is to continue the same concept south of Old Hawthorne.
      2. The Columbia Imagined plan indicates a desire for a mixture of housing types and density of homes where it is appropriate. We believe this plan meets the intent of the Columbia Imagined Plan.
    - ii. The exception will not create significant adverse impacts on any lands abutting the proposed development and the owners of those units.
      1. The owner to the West is in support of this development and believes it will be a good addition to the Community at Old Hawthorne.
      2. The owners to the North have the same setbacks as we are proposing.

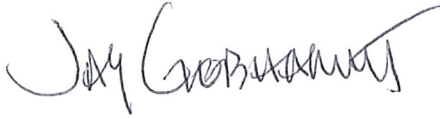
3. The Portion of Arbor Fall we abut on the East is a mixture of Single Family Attached and apartments. The setbacks we are proposing are similar to those in this portion of Arbor Falls.
  - iii. The exception will not make it significantly more difficult or dangerous for automobiles, bicycles, or pedestrians to circulate in and through the development than if the Subdivision Standards of Section 29-5.1 were met;
    1. The 20-foot setback has been designed so a car can park in front of the garage and not block the sidewalk or the street.
    2. The 15-foot side yard setback on corner lots allows for adequate Sight Distance at the intersections of streets.
  - iv. The design exception is being requested to address a unique feature of the site or to achieve a unique design character, and will not have the effect of decreasing or eliminating installation of improvements or site features required of other similarly situated developments;
    1. The site is designed to continue the existing single family detached homes north of Pergola and is being done to achieve a unique design character. All general improvements typically found on a R-1 zoned lot will be provided for these lots
  - v. . The design exception will not create adverse impacts on public health and safety.
    1. All infrastructure will be similar to R-1 Districts and allow for Fire and Emergency access to the site. There are no public Health issues.
- b. Lot Area – The Lot areas will be limited to a minimum of 5,000 square feet. This is being done to reduce the lawn area and landscaping to provide for a patio home with the outdoor maintenance reduced.
- i. Comprehensive Plan and Policy guidance issued by Community Development and the Council
    1. This is providing a housing type not available within the existing code and is being done to address the demand for housing of this type.
  - ii. The Exception will not create significant adverse impacts on any lands abutting the proposed development and the owners of those units
    1. Smaller lots will not have an adverse impact on any lands abutting the development. The existing approved plan of 70 apartments has a much greater impact to the abutting neighbors.
  - iii. The exception will not make it significantly more difficult or dangerous for automobiles, bicycles, or pedestrians to circulate in and through the development than if the Subdivision Standards of Section 29-5.1 were met;
    1. Lot size does not create to make it significantly more difficult or dangerous for automobiles, bikes, or pedestrians.
  - iv. The design exception is being requested to address a unique feature of the site or to achieve a unique design character, and will not have the effect of decreasing or eliminating installation of improvements or site features required of other similarly situated developments; and
    1. The exception is to allow a continuation of the existing Arbors Falls development as single family detached.

v. . The design exception will not create adverse impacts on public health and safety.

1. Lot size does not affect Public Health or Safety.

I believe this addresses all the design exceptions we are requesting. Let me know if you have any questions or concerns.

Thank You,

A handwritten signature in black ink, appearing to read "Jay Gebhardt". The signature is fluid and cursive, with the first name "Jay" being more prominent.

Jay Gebhardt, PE, PLS