



November 8, 2017

Mr. Tim Teddy, Director  
City of Columbia Community Development  
701 E. Broadway  
Columbia, MO 65201

RE: Lenoir Subdivision Plat 2, Design Adjustment Request

Dear Mr. Teddy,

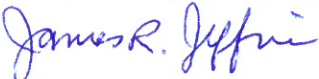
On behalf of our client, Lutheran Senior Services, we are requesting you approve a “design adjustment”. As per Chapter 29-5.2(b)(8) of the Unified Development Code, we are requesting that an adjustment to Chapter 29-4.4(c)(1)(i)(D) 1) that requires the area of the tree preservation covering the 25% of the climax forest being saved be platted on a common lot. We are requesting a Tree Preservation Easement be allowed for the climax forest along Clear Creek. We would also like to request an adjustment to requiring Clear Creek (from top of bank to top of bank) be placed on its own lot because it is deemed sensitive.

The property is currently zoned R-MF and site of the Lenoir Retirement Center. It states in the UDC that the required common lot shall not apply to non-residential development. We are requesting this adjustment because we feel the Continuing Care Retirement Community (CCRC), while providing a home to its residents, is professionally managed as a commercial entity. The CCRC is located on proposed Lot 2A of the final plat. There are no additional development plans for the site as they are nearing completion of their planned expansion. The proposed Tree Preservation Easement is also located on Lot 2A and is covering an area that is about 1 acre more than the required 25% minimum. There is also a trail system in the area that the owner plans to continue to maintain.

The upper end of Clear Creek traverses through the property. Of the approximately 2,100 lineal feet of creek that goes through the property, about 1,400 feet are within a proposed Tree Preservation easement. It will be protected, which meets the intent of having sensitive areas on their own lot. Of the remaining portion of the creek not within the Tree Preservation Easement, a short portion of 175 feet on east side goes under a newly constructed second access driveway to the site. There is a 525 foot portion of the creek on the west end between the right-of-way of U.S. Highway 63 and the Tree Preservation Easement.

We believe that granting these adjustments will not have a significant impact on adjacent property or make it more difficult or dangerous for traffic since the area is along Clear Creek and not located near or around where automobiles, bicycles or pedestrians will be. These design adjustments will not have an effect on improvements since there are none being planned and they will not have an adverse impact on the public’s health, safety and welfare.

Please review this request and the items we have submitted. If you have any questions, or need additional information, please feel free to contact me at (573) 875-8799. Thank you for your consideration in this matter.

Sincerely,  
Allstate Consultants LLC  
  
James R. Jeffries, PLS

Enc.