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June 13, 2018

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Mr. Timothy Teddy, Director
City of Columbia
Department of Community Development
P.O. Box 6015
Columbia, MO 65205

RE: Design Adjustments
OTA Subdivision Plat 1

Dear Mr. Teddy:

In accordance with Section 29-5.2(b)(8) of the City of Columbia Unified Development Code, it is respectfully requested that design adjustments be granted to Section 29-5.1(c)(4), regarding the right-of-way width of Fay Street, and to Appendix A: Street Standards, Section A.1 (d) (1) (i) regarding ten foot wide utility easements adjacent to street rights-of-way.

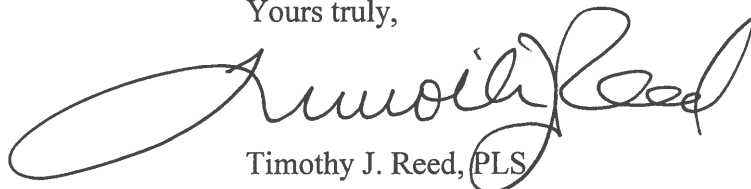
Right-of-way width. Fay Street was dedicated by the plat of Harbison's Second Addition, in 1866, with a 40 foot wide right-of-way. Fay Street is now classified as a "local, nonresidential street", which requires a right of way width of 60 to 66 feet. This area is fully developed with all utilities in place. The 32 foot wide, improved concrete street adequately services the numerous businesses in this area. The plat of Columbia College East Subdivision, which was approved by the City Council on March 20, 2017, dedicated five feet of additional right of way, along Fay Street, for a half width of 25 feet. Our plat will also dedicate a five foot strip of right of way, which will provide ample right of way for the traffic in this area.

Ten foot wide utility easement. All utilities are currently located within the Fay Street right-of-way. This lot will be developed in accordance with the pedestrian standard of the Mixed Use – Neighborhood zoning, which will allow the building to be constructed near the right-of-way line. Dedication of a 10 foot utility easement along the right-of-way line, would prevent a building from being constructed there.

If you have any questions, please contact me.

Thank you.

Yours truly,



Timothy J. Reed, PLS

enclosures

Other Offices
Jefferson City, Missouri • Sedalia, Missouri



Case #:	Submission Date:	Planner Assigned:
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If a design adjustment is requested, the Director or Commission may recommend approval of the design adjustment if it determines that the following criteria have been met, and the Council shall consider these criteria in making a decision on the requested design adjustment¹:

Please explain how the requested design adjustment complies with each of the below criteria:

1. The design adjustment is consistent with the City's adopted comprehensive Plan and with any policy guidance issued to the Department by Council;

This design adjustment will result in a right of way width of 50 feet, which will function very well with the improved 32 foot wide concrete street.

2. The design adjustment will not create significant adverse impacts on any lands abutting the proposed plat, or to the owners or occupants of those lands;

This design adjustment will not create any adverse impacts on any lands abutting the proposed plat, or to the owners or occupants of those lands.

3. The design adjustment 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;

The ultimate right of way width of 50 feet, is more than adequate for this area. The fully improved, 32 foot wide concrete street, provides excellent automobile and bicycle circulation for this area, and a new concrete sidewalk will be constructed across the entire front of this property.

4. The design adjustment 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

This area was platted with a 40 foot right of way in 1866. The area is fully developed with a 32 foot wide concrete street. There are currently no access problems with the 40 foot right of way. The dedication of an additional five feet will allow the construction of a new five foot wide concrete sidewalk

5. The design adjustment will not create adverse impacts on public health and safety.

With the 32 foot wide concrete street already in place and providing proper access, this design adjustment will not create any adverse impacts on public health and safety

¹ Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions
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Case #:	Submission Date:	Planner Assigned:
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If a design adjustment is requested, the Director or Commission may recommend approval of the design adjustment if it determines that the following criteria have been met, and the Council shall consider these criteria in making a decision on the requested design adjustment¹:

Please explain how the requested design adjustment complies with each of the below criteria:

1. The design adjustment is consistent with the City's adopted comprehensive Plan and with any policy guidance issued to the Department by Council;

This area is shown as a mixed use area in the City's adopted comprehensive plan. This property will be developed in accordance with the Mixed Use – Neighborhood zoning, which allows a zero foot front yard, with an approval from the Board of Adjustment. Therefore, the elimination of the required 10 foot utility easement along Fay Street, will enable the property to be developed in accordance with the City's adopted comprehensive plan.

2. The design adjustment will not create significant adverse impacts on any lands abutting the proposed plat, or to the owners or occupants of those lands;

All utilities are located within the Fay Street right-of-way, so this 10 foot utility easement is not needed and will not create any adverse impacts on any lands abutting the proposed plat, or to the owners or occupants of those lands.

3. The design adjustment 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;

This design adjustment request for the elimination of a required 10 foot utility easement will allow the construction a new building and new sidewalk, which will enhance pedestrian circulation in this area, and make automobile and bicycle traffic safer.

4. The design adjustment 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

The design adjustment is being requested to enable the construction of a new building very close to the right-of-way line, in accordance with the pedestrian standards of the Mixed Used – Neighborhood zoning. Elimination of this 10 foot easement will not have the effect of decreasing or eliminating installation of improvements or site features required of other similarly situated developments.

5. The design adjustment will not create adverse impacts on public health and safety.

All utilities are located within the Fay Street right-of-way, so this 10 foot utility easement is not needed and will not create any adverse impacts on public health and safety.

¹ Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions
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