

A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

May 16, 2016

Planning & Development
City of Columbia
701 E. Broadway
Columbia, MO 65201

RE: Broadway and Hitt Street Plat 1 and Variance

Submitted documents pertaining to the above mentioned project:

1. 24"x36" Plat (x13) (w-\$489.00 check to City of Columbia)
2. Final Plat Checklist
3. Variance Worksheet
4. Legal Description of Property (hard and electronic)

On behalf of C.G.V. Investments, LLC (c/o Andy Vrooman) and Last Enterprises, LLC (c/o Paul Land) we would like to submit a Final Minor Plat for two lots at the southeast corner of E Broadway and Hitt Street. Total area of the Plat is 0.22 acres and is all zoned C-2.

Specifically property described in the Warranty Deed Recorded in Book 4555, Page 55 (currently owned by C.G.V. Investments, LLC), and property described in the Warranty Deed Recorded in Book 1374, Page 190 (currently owned by Last Enterprises, LLC). Neither of the two properties has been previously final platted, although both are developed and are occupied by existing buildings. A private easement on the north side of the first property, in favor of the second property, is proposed to be split in half and the north half width of the easement would be joined to the second property. No new development is proposed on the 1102 property at this time, while the owner of the property at 8 Hitt Street plans to renovate his existing building in the near future. The final plat will ensure both properties will be considered "legal lots" by city ordinance.

No changes or development is proposed at this time to limit any access to the utility meters on the back of the 1102 E Broadway building, any future improvements will be reviewed by Building Safety, Fire department and Utility departments and access concerns can be addressed at that time.


No Performance Contracts have been submitted with this platting request, due to no right-of-way, easement or improvements being proposed which would necessitate an "improvements guarantee" with the city of Columbia.

As part of this application we are requesting a variance from the City of Columbia Subdivision Regulations for Right-of-Way width. Specifically for E Broadway, where there is an existing R/W width of 88', while Chapter 25, Section 25-43 requires Major Arterial minimum width of 106'. Specifically for Hitt Street, there is an existing R/W width of 38', while Chapter 25, Section 25-43 requires local non-residential R/W width of 66'. Also, we are requesting a variance from Chapter 25, Section 25-46(b), which requires the intersection of right-of-ways be

rounded with a 30' radius Curve. See attached Variance Worksheet which provides justifications for this request.

Feel free to contact me with any questions or concerns regarding these applications.

Thank You,


Cody Darr, PE



For office use:

Case #:	Submission Date:	Planner Assigned:
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Where the Planning and Zoning Commission finds that undue hardships or practical difficulties may result from strict compliance with the City's Subdivision Regulations, it may recommend and the Council may approve variances so that substantial justice may be done and the public interest secured, provided that any such variance shall not have the effect of nullifying the intent and purpose of the Subdivision Regulations.

The Commission shall not recommend variances unless it finds and determines that the following criteria are met¹. Please explain how the requested variance complies with each of the below requirements:

1. The granting of the variance will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The Existing R/W has served all surrounding developed tracts for many years and conforms with adjacent street widths and development. This plat and variance will have no impact to Public Safety, Health or Welfare.

2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought, are not applicable generally to other property, and are not self-imposed.

While all downtown has sub-standard R/W according to the current regulations, these current regulations do not seem to accommodate the existing nature of downtown Columbia. It is only because this tract is outside the "original town of Columbia plat" that we need to final plat, which triggers evaluation of the R/W. The conditions are not self-imposed, property has been developed for many years.

3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations was carried out; and

Since C-2 zoning allows building to the property line, and the current two buildings within this plat are built to the current property lines, if strict letter of regulations was carried out both existing buildings would need to be demolished for an additional 11' of R/W along Hitt Street, and 9' of R/W along E Broadway (Or nearly 1/4 area of the entire tract) Not only due to the cost of demo'ing the existing building, but considering the value of land in downtown Columbia this would be a very significant hardship.

4. The variance will not in any manner abrogate the provisions of the comprehensive plan of the City.

Granting the variance will maintain the existing character of downtown Columbia in this area and will not abrogate the provisions of the comprehensive plan of the City.

¹ Per Section 25-20: Variances and exceptions