



November 22, 2017

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

Re: Case #18-7: Bluff Creek Estates Plat 9

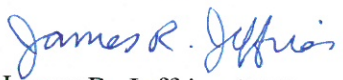
Dear Mr. Teddy;

On behalf of Elvin E. Sapp Revocable Trust, 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 29-5.1(c)(3)(E) that requires no more than 30 dwelling units be allowed without additional street connections. Also, according to Chapter 29-5.1(f)(2)(iii), residential driveways are not allowed on collector streets. We are requesting these four (4) additional lots be allowed to be created and that access be granted to place driveways that will be connected to Bluff Creek Drive.

We understand there are 105 dwelling units planned for this area and that there are currently about 60 existing dwelling units north of Lacewood Drive, the second access. The four (4) proposed lots are located about 1100 feet north of Lacewood Drive and there only 9 existing dwelling units between the site and Lacewood Drive. We believe that granting the adjustment will not have a significant impact on adjacent property or make it more difficult or hazardous for traffic in the area. Originally in 1992 a Preliminary Plat was approved for this area and this site was planned to have a cul-de-sac and create ten (10) lots. The four (4) lots proposed by this final plat omits the original cul-de-sac design and is less than what was approved by the Preliminary Plat. As for the driveways onto Bluff Creek Drive, there are existing driveways that connect to Bluff Creek Drive and the proposed four (4) lots pose less of an impact on the area than the original ten (10) lots and the cul-de-sac. Also, with the current state of Bluff Creek Drive being built to collector standards, it is not currently serving as a collector since it does not go through. It currently just serves the residents and visitors of Bluff Creek Estates because the bridge connecting to the street to the north has not been built. According to what we know there are no plans to complete the bridge to make Bluff Creek Drive a collector street. These design adjustments will not have an adverse impact on the public’s health, safety and welfare.

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

Sincerely,
Allstate Consultants LLC


James R. Jeffries, PLS

Enc.