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February 26, 2018

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

**Re: Request for Replat – Riddick Subdivision Plat 1**

Dear Mr. Tim Teddy and Staff,

Please find attached with this letter a submittal packet for the request to replat Lots 3 and part of Lot 4 of Garth Addition into one combined legal lot. The address for the tract of land is 201 West Broadway. These parcels are known as Doctor's Park.

These 2 parcels are held by the same owner, DRS LLC, and are located across from the Boone Co Regional Library. Both Lots are zoned O-MF and are currently developed into professional offices. The two lots combine to be approximately 4.48 acres in size.

The request is to have the property re-plated as a single lot, DRS LLC's intent for the property is to retrofit existing buildings with solar panels and provide 2 new car port structures that utilize the roof area as solar panels.

The proposed replat is required per the Unified Development Ordinance (UDO) as the lot doesn't meet the definition of a legal lot and one of the proposed car port structures is to be located across a property line between the two existing lots/parcels.

Existing utilities near the site support the replat and proposed car ports. There is an existing 10-foot utility easement on the east side of lot 3 and a 10-foot utility easement at the north property lines of lot 3 and 4. In addition, there are 3 parking easements identified on the property. Along with the replat there will be a dedicated 16-foot sanitary easement for an existing 8" sewer main that crosses the middle of the property.

Per the UDO the replat requires the property owner to be compliant with chapter 29-4.4(d) Street Trees. This requirement can be met and currently

the property owner already has 2 significantly large shade trees at the frontage of Broadway.

A design adjustment is also being requested with the replat. The frontage of Broadway, identified as a major arterial requires an additional 25 feet of right of way dedication per UDO chapter 29-5.1(4). With the support of city staff the additional right of dedication has been reduced to 12 feet. This reduction in right of way dedication is due to the setback of the existing structures being approximately 30 feet from the existing right of way. Furthermore, any future improvements to Broadway would most likely consist of an additional lane or divided roadway. The 12ft of right of way more than accomplishes any of these future plans without encroaching into the front yard of the existing buildings.

Please contact me at 573-268-2068 if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read "Keenan Simon". The signature is fluid and cursive, with a long horizontal stroke at the end.

Keenan Simon, PE  
***SSE Civil Team Lead***



For office use:

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 adjustment<sup>1</sup>:

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 reduction in right of way dedication is supported by city staff as the required 25ft dedication per UDO would encroach significantly into the front of the property and would be within a few feet of the existing structure.

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 reduction in right of way dedication does not adversely impact any lands abutting replat nor does it adversely impact the owners or occupants of the property

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 reduction in right of way dedication to 12 feet is more than enough property to accomplish any future plans of widening Broadway or creating a divided roadway. It will not create a more difficult or dangerous for automobiles, bicycles or pedestrians.

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 reduction in right of way dedication to 12 feet is more than enough property to accomplish any future plans of widening Broadway or creating a divided roadway while allowing the property owner to retain front yardage between existing struture and right of way.

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

Correct this reduction in right of way will not create an adverse impact on public health and safety.

<sup>1</sup> Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions  
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