

# A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

August 14, 2023

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

RE: Uptown Business Park Plat 1 - Request for Design Adjustment  
Chapter 29 Unified Development Code 29-5.1-(f)-(1)-(iv)-(D)

Dear Mr. Teddy:

On behalf of UPT5611COMO, LLC, we are submitting a request for a Design Adjustment for 29-5.1-(f)-(1)-(iv)-(D) of the UDC. It requires 300 feet of frontage along the street right-of-way for a non-residential direct driveway connection. The lots in this subdivision do not meet that minimum. Below are proposed driveway locations for each lot, justification for the requests, and supporting documentation:

1. Shared Access 29-5.1-(f)-(1)-(iv)-(D) – The following shared access is proposed:
  - Lots 105 and 106 shall share a common driveway on Waco Rd.
  - Lots 107 and 101 shall share a common driveway on Waco Rd.
  - Lots 101 and 102 shall share a common driveway on Brown Station Rd.
2. Existing Driveway - Lot 103:
  - Lot 103 shall retain its current driveway and no additional driveway shall be permitted onto Brown Station Rd. from this lot.
  - The area enclosed by the boundaries proposed for Lot 103 is currently under a long term lease. Any alterations to the property such as relocating the existing driveway to the shared lot line with lot 104 would disrupt this existing lease.
3. Design Adjustment for Driveway - Lot 104:
  - Shall be limited to one driveway onto Brown Station Rd. The center line of the driveway shall be a minimum of 220 feet from the centerline of the existing driveway on Lot 103.

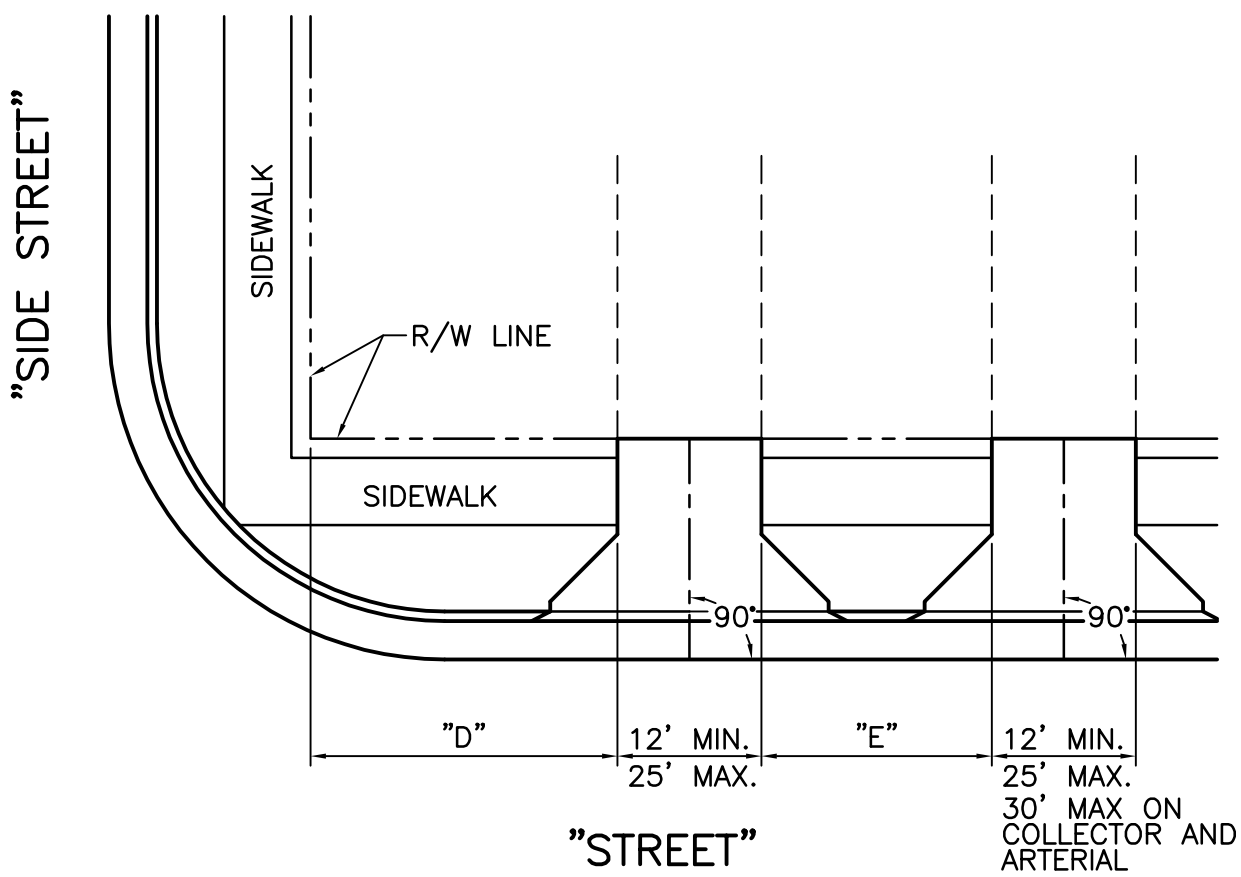
- MODOT Standards For Access 29-5.1-(f)-(2)-(iv) “Non-residential driveway spacing shall conform to the provision of the most current edition of the Missouri Department of Transportation Access Management Guidelines or access management standards promulgated by the city.”
- For Waco Rd, a Minor Arterial, and for Brown station Rd, a Major Collector, MODOT would allow driveway access with 220 feet of minimum spacing. ([https://epg.modot.org/index.php/940.13\\_driveway\\_spacing](https://epg.modot.org/index.php/940.13_driveway_spacing))
- As per the City of Columbia Street, Storm Drain and Sanitary Sewer Standards, Detail 410.10 the allowed driveway spacing is 30 feet for collector streets and 75 feet for arterial streets (attached).
- As noted in point 2, the area enclosed by the boundaries proposed for Lot 103 is currently under a long term lease. Any alterations to the property such as relocating the existing driveway to the shared lot line with lot 104 would disrupt this existing lease.
- The driveway for lot 104 cannot be shared with the City’s park property due to a large drainage structure located at this common property line.
- The land to the south is owned by the City of Columbia as a park. No access to the park is proposed from Brown Station Rd. due to the currently developed portion of the park with access from Waco Rd.

Thank you for your time, and please let me know if you have any questions or if I can provide any additional information.


Sincerely,



Lara Florea  
A Civil Group, LLC



TYPE OF STREET	MINIMUM DISTANCES	
	"D"	"E"
LOCAL RESIDENTIAL	20'	—
LOCAL NON-RESIDENTIAL	20'	20'
COLLECTOR	30'	30'
ARTERIAL	50'	75'

  
 Approved 10/01/16  
 Date

**Revisions**  
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# DRIVEWAY LOCATIONS

410.01



For office use:

Case #:	Submission Date:	Planner Assigned:
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Uptown Business Park Plat 1

**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;

The design adjustment requested is not inconsistent with the comprehensive plan or policies.

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 significant adverse impacts to the lands abutting the proposed plat, or to the owners or occupants.

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 request meets the minimum requirement from the Missouri Department of Transportation, and will be more than 900 feet from either intersection. It will not be significantly more difficult or dangerous than the UDC standard frontage requirement of 300 feet.

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

Sharing a driveway is not an option for this lot. One common property line is shared with a lot that has an existing driveway and cannot be shared due to location. The other common property line is with a city park that has a primary entrance on Waco Rd., and the common property line has a large drainage structure in a location that prevents a shared driveway.

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

This design adjustment will not create any adverse impacts on public health and safety.

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