

November 21, 2018

Ms. Rachel Bacon  
City of Columbia, Missouri  
701 E. Broadway  
Columbia, MO 65201

Subject: Final Minor Plat – Design Adjustment Request  
Missouri Alpha of Phi Kappa Psi  
CEC Project 181-252, City of Columbia Case #20-2019

On behalf of Missouri Alpha of Phi Kappa Psi of Columbia, Missouri, owner of the parcel located at 809S. Providence Road, CEC, Inc. is requesting a design adjustment for the proposed Final Minor Plat. Enclosed is a design adjustment worksheet providing additional detail for the requested adjustment.

We respectfully request relief from Section 29-5.1(c)(4) and Appendix A of the UDC, regarding the dedication of additional right-of-way on Providence Road. Providence Road is a fully developed major arterial street that was recently improved in 2016 with Department of Public Works project STP 2101(506). This project involved a right-of-way taking by the City as well as easements granted by the property owner. All sidewalks and utilities along Providence Road are in place.

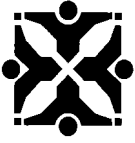
The requested adjustment will not adversely impact the owners or occupants of the property, vehicular or pedestrian access, nor will it harm the public health or safety. For reference, the proposed project at 809 S. Providence will construct a new sidewalk along Burnam Road as required by the UDC.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Daniel R Koziatek, P.E.  
Principal



For office use:

|         |                  |                   |
|---------|------------------|-------------------|
| Case #: | Submission Date: | Planner Assigned: |
|---------|------------------|-------------------|

**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:**

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

Granting of the design adjustment does not conflict with the City's comprehensive plan and policies. Providence Road is a fully developed major arterial that was recently improved in 2016 with Department of Public Works project STP 2101(506). This project involved a right-of-way taking by the City as well as easements granted by the property owner. All sidewalks and utilities along Providence Road are in place.
- 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;

Due to the recent road improvements constructed by the City, this granting of right-of-way dedication does not adversely impact any lands abutting the proposed minor plat nor does it adversely impact the owners or occupants of the property.
- 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;

Due to the recent road improvements constructed by the City, there is sufficient roadway width, deceleration lane width and sidewalk width to accommodate the vehicle and pedestrian traffic flows along Providence Road. In addition, our proposed project will construct a new sidewalk along Burnam per City requirements.
- 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 recently constructed road improvements and granted easements provide sufficient room for existing and future site features or utilities.
- The design adjustment will not create adverse impacts on public health and safety.

Correct - no harm to public health or safety will be recognized with this design adjustment request.

<sup>1</sup> Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions  
 C:\Google Drive\Planning\Design Adjustment Worksheet.doc  
 Last saved by Rachel I. Bacon 1/3/2018 1:10:12 PM