



A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

April 24, 2018

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

RE: McGary Subdivision Plat 3, a minor plat with a Design Adjustment request to Section 29-5.1(f)(1)(v) to allow for tier lots stems in a special use district to be less than 30 feet in width.

Dear Mr. Teddy:

On behalf of McGary Properties, LLC and The McGary Family Trust, we herewith submit a minor plat of 3 tracts of ground located at 4217, 4301, and 4305 St. Charles Road for review and approval. This tract consists of two previously unplatted parcels and Lot 1 of McGary Subdivision, which was platted in 1989. The owners wish to bring the lots to current standards as well as make minor adjustments to the existing property lines. The existing tracts are zoned A and currently have a single-family residence on lots 1 and 3 and two single-family residences on Lot 2. Lots 2 and 3 have non-conforming structures as they currently exist within the 25' yard setback. Lots 1 and 2 share a driveway. Besides minor adjustments to the northern portions of proposed Lots 1 and 3, the owners wish to leave the lots in the same general configuration as they currently exist.

With this plat we are a design adjustment to Section 29-5.1(f)(1)(v) which states that lots in special zone districts (A District) shall not be created with protrusions, extension or stems of less than 30 feet in width. Again, due to the limited frontage along St. Charles Road, this is not feasible. Additionally, there are existing private utility service connections to proposed Lot 3 that would be impacted by creating wider stems. Once again, this same condition has been in effect for 29 years with no issues.

Per the Design Adjustment Worksheet:

- (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 comprehensive plan denotes this area as a residential district/neighborhood district. This design adjustment has no bearing on the district designation and the Department is allowed to grant a design adjustment for this per the Council approved Unified Development Code.

- (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:
- The layout of the road frontage of these tracts have been exactly the same as proposed for over 29 years with no adverse impacts to adjacent properties, property 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:
- The width of the frontage of the proposed lots will have no bearing on vehicular or pedestrian safety and it has not for over 29 years.
- (4) The design adjustment 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:
- These tracts are already developed as such and with this plat, additional right-of-way is being granted.
- (5) The design adjustment will not create adverse impacts on public health and safety:
- This is a condition that has existed as such for man years with no adverse impacts. The granting of additional right-of-way will allow for future improvements to the road which would improve public safety.

Please contact me with any questions or concerns.

Sincerely,



Kevin P. Murphy