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September 28, 2016

Steve MacIntyre  
Senior Planner  
Community Development Department  
City of Columbia  
701 E. Broadway  
P.O. Box 6015  
Columbia, MO 65205-6015

Re: Comment Response Letter  
Preliminary Plat  
16-197: Fox Creek Subdivision

Via: Electronic Submission

Dear Steve and Staff,

Thank you for your plan review comments received via email on September 27, 2016. In response to a request for a street stub to the North of the Fox Creek Development, I have reviewed the ordinance and would like to state a case that a connection to the North is unnecessary and inappropriate.

**Section 25-42 Street improvements generally**

**(2)-C.** *Interconnection of adjacent subdivisions with compatible land uses shall be encouraged. When a new subdivision adjoins unplatted or undeveloped land, the new streets shall be carried to the boundaries of such land unless vehicular access is unnecessary or inappropriate. A temporary turnaround approved by the director of public works shall be installed at this point, except when the terminus of the street is less than three hundred (300) feet from an intersecting street right-of-way. Where street connections to adjoining land are not provided and there is a need for non-vehicular public access to a school, park, trail or other area or use, the city may require the dedication and improvement of a green space access easement or green space trail easement. Whenever such public improvements are required and the landowner conveys fee title in lieu of an easement, the city shall accept ownership and maintenance.*

The existing conditions at the north boundary of the Fox creek development are not appropriate for a stub road. Per Sec.12-5-Definitions, The city of Columbia

defines developed land as *“Real estate altered by the addition of impervious surface which changes the hydrology of the property from its natural state.”* Currently the land to the north boundary of the Fox Creek Development could be defined as developed land that might be characterized as ‘Country Estates’.

From Ordinance Section 25-42 *“When a new subdivision adjoins unplatted or undeveloped land, the new streets shall be carried to the boundaries of such land unless vehicular access is unnecessary or inappropriate.”* The Proposed Fox Creek Subdivision does not adjoin an undeveloped tract of land to the north. These smaller tracts of make it highly unlikely for this land to the north to be developed into a subdivision.


City ordinances related to stream buffers and sensitive areas will also prevent development to the north of this property. See Figure 1. The existing stream buffers located north of the development would impair a future development of these tracts of land into a subdivision. Not only do these stream buffer restrictions prohibit future development the future UDO restrictions for “sensitive areas” will also prevent the northern property from development. The majority of the western half leading to Thompson Rd and central portion have an average slope varying from 3.75ft :1 (26%) to 4ft:1 (25%), thus being classified as a sensitive area. These sensitive areas would prevent development to the north.

With the overall contributing factors of the smaller developed tracts to the north of the Fox Creek Development and the City of Columbia ordinance restrictions, properties to the north of Fox Creek Development will most likely never be developed into a subdivision. Therefore, the need for a stub road to the north would seem to be inappropriate and unnecessary.

Please feel free to contact me if you need any additional information for your review.

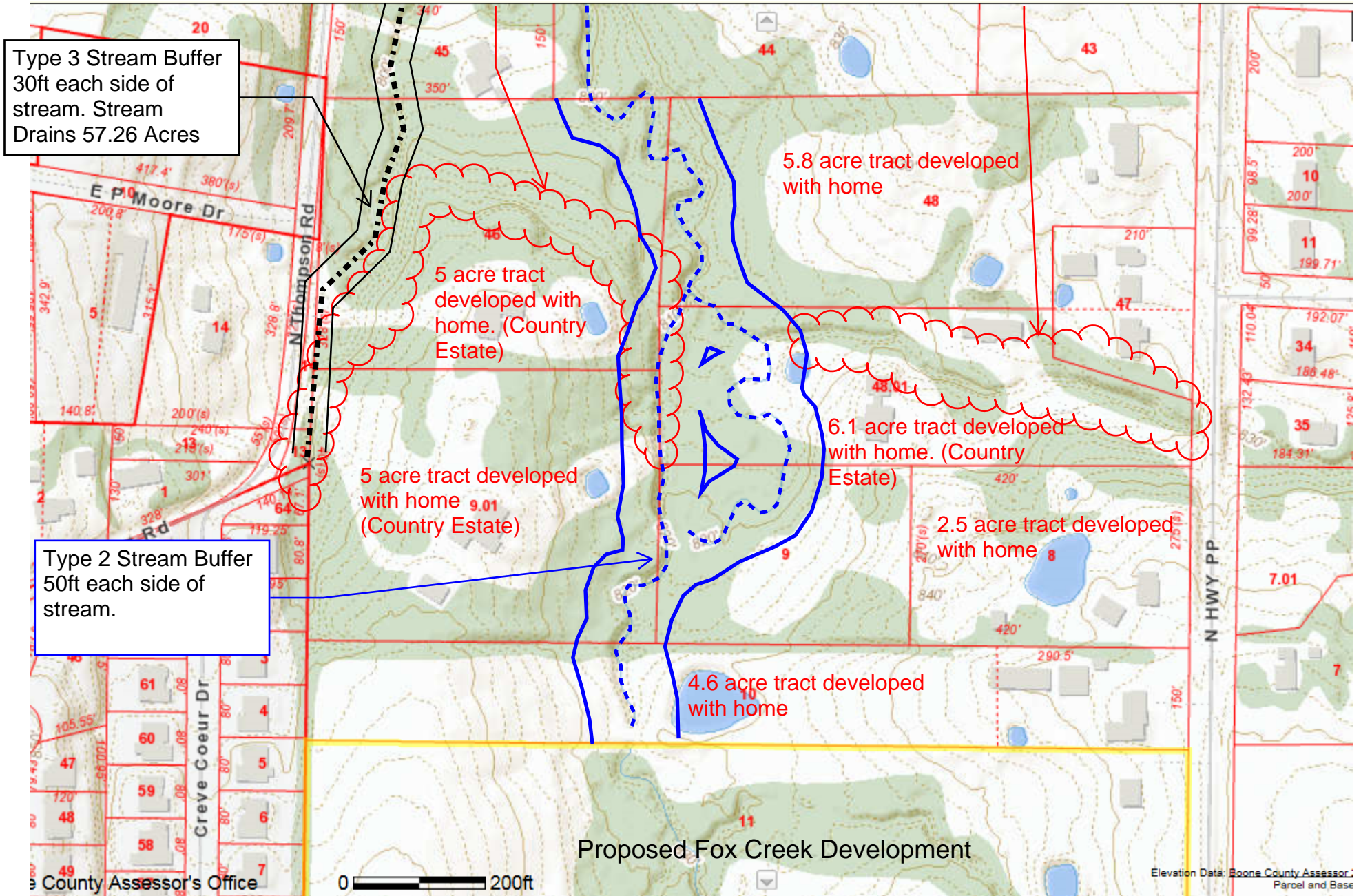
Very Truly Yours,

THHinc – McClure Engineering Company.

  
Keenan Simon, P.E.  
Project Engineer

Sensitive Area Some Areas  
Slope is Greater than 4:1 (25%)

Sensitive Area Some Areas  
Slope is Greater than 4:1 (25%)



Type 3 Stream Buffer  
30ft each side of  
stream. Stream  
Drains 57.26 Acres

Type 2 Stream Buffer  
50ft each side of  
stream.

5.8 acre tract developed  
with home

5 acre tract  
developed with  
home. (Country  
Estate)

5 acre tract developed  
with home 9.01  
(Country Estate)

6.1 acre tract developed  
with home. (Country  
Estate)

2.5 acre tract developed  
with home 8

4.6 acre tract developed  
with home

Proposed Fox Creek Development

Elevation Data: Boone County Assessor's  
Parcel and Base

Figure 1