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June 7, 2018

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

Re: Request for Replat– Central Missouri Islamic Subdivision Plat 1

Dear Mr. Tim Teddy and staff,

Please find attached with this letter a submittal packet with a request to replat the North American Islamic Center Site into a single lot. The one-lot replat of 1.3 acres of property is located east of Flat Branch Park and includes a design adjustment from Section 29-5.1(g)(4) and Appendix A of the UDC pertaining to provision of public utility easements and lot corner radii (i.e. truncations), respectively. The replat will combine three existing lots for the purpose of a new school to be constructed on the property. The site is zoned M-DT (Mixed Use- Downtown) and is addressed 205 S. Fifth Street.

This design adjustment requests are in line with typical development and/or lot layout for the downtown district. Every site downtown that has been replated since the Unified Development Code has granted these design adjustments. Designed utility corridors in downtown area fall within the streets and ROW widths have been established to account for utilities to be in the streets. The proposed utility easement would encompass the existing mosque and the existing school building. Furthermore, the 10ft utility easement would also prevent the expansion of the mosque in the future. This utility easement creates a hardship for the Islamic center and is why they are requesting this design adjustment. All utilities in this area are located within the street right of way or we have specifically dedicated the requested easements to each utility entity. This further shows the 10ft utility easement would most likely not be utilized if dedicated.

The design adjustment for a reduction of corner truncation is very similar in nature. In typical downtown development it is standard practice to not have any corner truncations. The proposed 30ft radius corner truncation would encompass the existing mosque. The city has requested a reduced truncation to allow for additional width at the corners for any future public sidewalk improvements. The requested 10ft radius has been updated on the final plat to reflect this request. This smaller truncation does not

encompass the mosque and allows for future sidewalk projects at street corners.

Per the Unified Development Code, the replat requires the property owner to be compliant with chapter 29-4.4(d) Street Trees. This requirement can be met but might require clustering of trees in a few locations.

Existing utilities near site support the development. The identified easements and Right of Way Frontage are displayed on the final plat.

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

Thank you,

A handwritten signature in black ink, appearing to read 'KS', with a long horizontal flourish extending to the right.

Keenan Simon, PE
SSE Civil Team Lead



For office use:

Case #:	Submission Date:	Planner Assigned:
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10FT Utility Easement Design Adjustment

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 adjustment¹:

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;

Not having a 10ft utility corridor at frontage of property in downtown region is standard practice. This is consistent with downtown development as the Buildings define Right of way width and utilities are located in streets. This request is consisted with prior approved design adjustments in the downtown district.

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 request for no 10ft utility corridor design adjustment will not create significant adverse impacts on any lands abutting the proposed re plat.

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 design adjustment will not make it more significantly more difficult or dangerous for automobiles, bikes, 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

The design adjustments are being requested so the existing buildings (mosque and school) are not located within the proposed 10ft utility corridor. This will also allow for future planning for the Islamic Center Mosque and School. Existing buildings along locust and 5th street are built to Right of Way line and have defined where utility corridors are located and do not have 10ft utility corridors at their property frontage. Utilities are constructed in the street as front yards don't exist. This design adjustment address the unique feature of the downtown district and the location of the existing mosque and school and will not limit improvements as this is the standard for development downtown.

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

The design adjustment being requested will not create adverse impacts on public health and safety as they will allow the site to maintain existing conditions and plan for future expansion.

¹ Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions
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For office use:

Case #:	Submission Date:	Planner Assigned:
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10FT Radius Truncation Design Adjustment

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 adjustment¹:

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;

In typical downtown district not requiring a truncation at street corners is standard practice. We are providing 10ft Radius truncation per the city's request to provide maintenance for sidewalks at intersections. This is above an beyond the standard practice in downtown district.

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 request for only a 10ft truncation design adjustment will not create significant adverse impacts on any lands abutting the proposed re plat.

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 design adjustment will not make it more significantly more difficult or dangerous for automobiles, bikes, 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

The design adjustments are being requested so the existing buildings (mosque) is not located within the proposed 30ft corner truncation. Allowing for only 10ft radius at corner will also allow for any future sidewalk projects and protect the existing structure. This design adjustment address the unique feature of the downtown district and the location of the existing mosque and will not limit improvements.

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

The design adjustment being requested will not create adverse impacts on public health and safety as they will allow the site to maintain existing conditions and plan for future expansion.

¹ Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions
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