

CROCKETT

ENGINEERING CONSULTANTS

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September 30, 2016

Clint Smith
Senior Planner
Community Development
City of Columbia
701 E. Broadway
Columbia, MO 65205

Mr. Smith:

On behalf of Tompkins Homes and Development Inc., I would like to take this opportunity to request a variance to Section 25-53 (4) of the City of Columbia Zoning Regulations. Said variance pertains to driveways being allowed onto Smith Drive.

More specially, the variance request would allow 3 shared driveways, serving 6 lots, to have access onto Smith Drive. The 6 lots are lots 128-133 of Breckenridge Park Preliminary Plat, located at the west end of Smith Drive. In addition, the 6 homes on the 6 lots shall have side entry garages. The side entry garages will allow for more flexible access and use of the shared driveways and direct exiting onto Smith Drive.

Having the shared driveways for these 6 lots limits the number of entry points onto Smith Drive, increasing the safety of the Breckenridge Park development.

We would respectfully ask that you review the above variance request and notify us should you have any concerns.

Sincerely,
Crockett Engineering Consultants, LLC



Tim Crockett, PE



For office use:

Case #:	Submission Date:	Planner Assigned:
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Where the Planning and Zoning Commission finds that undue hardships or practical difficulties may result from strict compliance with the City's Subdivision Regulations, it may recommend and the Council may approve variances so that substantial justice may be done and the public interest secured, provided that any such variance shall not have the effect of nullifying the intent and purpose of the Subdivision Regulations.

The Commission shall not recommend variances unless it finds and determines that the following criteria are met¹. Please explain how the requested variance complies with each of the below requirements:

1. The granting of the variance will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located.
 The variance, if approved would allow driveway access from six lots on to Smith Drive. Said access would require shared driveway in an effort to limit the access points to three. Furthermore the six lots shall have side entry garages so the exiting traffic can pull directly onto Smith Drive as opposed to backing out.

2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought, are not applicable generally to other property, and are not self-imposed.
 This variance unique because it assumes Smith Drive will extend to the west in the future. This is just an assumption that may not happen. The developer is providing additional right-of way and pavement to account for this.

3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations was carried out; and
 The developer is basically construction Smith Drive as a collector street even though it is not shown on the Major Roadway Plan. According to the CATSO this roadway could be residential street and by increasing its classification it causes the hardship.

4. The variance will not in any manner abrogate the provisions of the comprehensive plan of the City.
 The variance will not abrogate the provisions of the comprehensive plan.

¹ Per Section 25-20: Variances and exceptions