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February 20, 2018

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Mr. Tim Teddy, Director
City of Columbia
Community Development Department
P.O. Box 6015
Columbia, MO 65205

RE: CPS Waugh & Locust
Subdivision
Case #18-59

Dear Mr. Teddy:

Enclosed is our “development review application” for a design adjustment request for CPS Waugh-Locust Subdivision, located at the southeast corner of Waugh Street and Locust Street. Also enclosed, is the design adjustment work sheet, a check in the amount of \$350, the requested deeds, and three full size copies of the plat. The review comments dated February 16, 2018 are addressed below.

Design Adjustment - In accordance with Section 29-6.4(d)(1)(ii)(A) of the Unified Development Code, we respectfully request a deviation to Appendix A.3(a) of the Unified Development Code, regarding the right-of-way width of College Avenue (State Route 763), Locust Street, and Waugh Street, and with Appendix A.6(b) of the Unified Development Code, regarding a 20 foot corner truncation at the southeast corner of Locust Street and Waugh Street.

College Avenue is a fully developed, major arterial street, with a half width of 34.5 feet. It is owned by the Missouri Department of Transportation (MoDOT), and all sidewalks and utilities are in place. MoDOT currently has design plans for improvements to College Avenue, and they indicate no additional right-of-way is needed in this block between Locust Street and Paquin Street. No additional right-of-way for College Avenue was dedicated by the plat of Stephens College Plat 1, in 2006, which is located immediately north of this subdivision.

Locust Street is a fully developed one-way local residential street with sidewalks and utilities in place. The proposed 40 foot right-of-way is allowed by the Unified Development Code, Appendix A.3(a). No additional right-of-way for Locust Street was dedicated by the plat of Stephens College Plat 1, in 2006. Since an approximate 20 foot half width right-of-way was suitable for this property, the 40 foot width provided is completely adequate.

Waugh Street is a fully developed one-way local residential street with sidewalks and utilities in place. The existing 40 foot right-of-way is allowed by the Unified Development Code, Appendix A.3(a). Any additional right-of-way dedications along Waugh Street would place a 237 foot concrete retaining wall along the east side of Waugh Street, within the right-of-way, and would become the responsibility of the City of Columbia.

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The requested corner truncation at the southeast corner of Locust Street and Waugh Street would place 30 feet of a 237 foot concrete retaining wall along the east side of Waugh Street, within the right-of-way, and would become the responsibility of the City of Columbia.