

Design Adjustment Worksheet

If relief is sought from Section 29-5.1 of the Unified Development Code, the following form should be fully completed and submitted for each separate request, supplying all necessary information and documentation to support the request. The Planning and Zoning Commission will conduct a public hearing to consider the request, and will review the information provided on this form.

1. General Information

Name of Subdivision: Legacy Farms

Section of the UDC from which the adjustment is being requested:

Section 29-5.1(c)(3)(ii)

Explain what specific UDC standards or requirements are the subject of the request:

Block Lengths

2. Design Adjustment Criteria

If a design adjustment is requested per Section 29-5.2(b) of the UDC, 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 adjustment.

Please respond to the following and 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;

This design adjustment is consistent with the comprehensive plan by limiting street infrastructure and long term maintenance costs that would provide no significant increase or change in traffic movement.

Building & Site • CATSO • Housing Programs • Neighborhood Services • Planning • Volunteer Programs

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;

Internal block length design adjustments will have no adverse impacts on abutting lands as they are independent of neighboring properties.

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;

By granting of these design adjustments it will not make it significantly more difficult or dangerous for automobiles, bicycles, or pedestrians to circulate through the development. Adequate connectivity, both vehicular and pedestrian, is being provided per the layout. Additional streets would increase interactions and potential vehicular/pedestrian conflicts.

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 unique features on this plat is that we are substituting street connections with pedestrian connections. The vehicular access is still more than adequate and provides ample service to the development.

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

Adding additional street connections (especially as many as we are talking on this plat) would increase the pedestrian/vehicle points of conflict. One could argue that the addition of these streets would make it less safe for pedestrians.

PRELIMINARY PLAT FOR LEGACY FARMS

A MAJOR SUBDIVISION LOCATED IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST & THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST. COLUMBIA, BOONE COUNTY, MISSOURI
DECEMBER, 2021

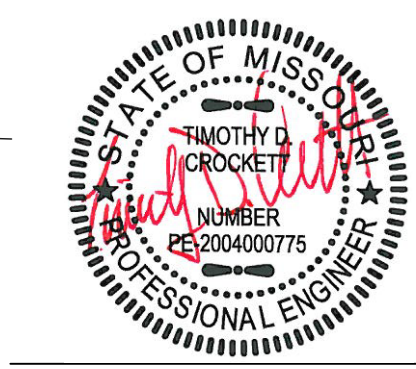
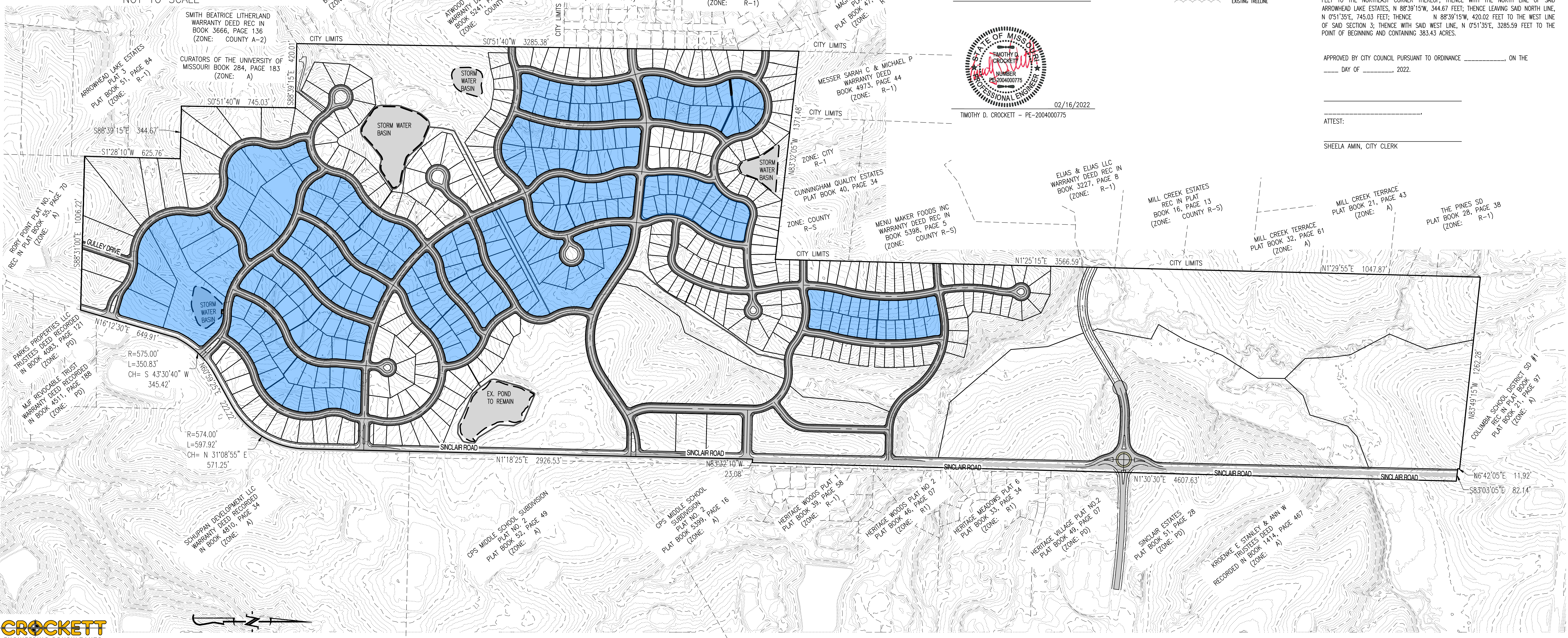
DESIGN ADJUSTMENT EXHIBIT

Blocks that exceed 600 feet



LOCATION MAP

NOT TO SCALE



02/16/2022
TIMOTHY D. CROCKETT - PE-2004000775

LEGEND:

- 805----- EXISTING 2FT CONTOUR
- 820----- EXISTING 10FT CONTOUR
- ===== CURB
- - - - - S - - - - - EXISTING SANITARY SEWER
- - - - - S - - - - - PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- W — PROPOSED WATERLINE
- L — PROPOSED LIGHT POLE
- F — PROPOSED FIRE HYDRANT
- ===== EXISTING STORM SEWER
- ===== PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- (XX) LOT NUMBER
- ===== PROPOSED PAVEMENT
- ===== PROPOSED DETENTION/BIORETENTION
- EXISTING TREELINE

OWNER:
CURATORS OF THE UNIVERSITY OF MISSOURI
225 UNIVERSITY HALL
COLUMBIA, MO 65211

DEVELOPER:
LEGACY LAND DEVELOPMENT, LLC
5786 S. ROUTE K
COLUMBIA, MO 65203

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS DAY OF _____, 2022.

SARA LOE, CHAIRPERSON

DESIGN ADJUSTMENT NOTE:
CITY COUNCIL PURSUANT TO ORDINANCE(S):

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE WEST HALF SECTION 34 TOWNSHIP 48 NORTH, RANGE 13 WEST AND SECTION 3, TOWNSHIP 47 NORTH RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 1392, PAGE 982 AND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 88, PAGE 153 AND BOOK 152, PAGE 359 AND THE GUARDIAN'S DEED RECORDED IN BOOK 113, PAGE 235 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3, AS SHOWN IN SAID SURVEY, AND WITH THE NORTH LINE OF SAID SECTION, S 83°32'20"E, 1371.59 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SAID SECTION 34, AS SHOWN IN SAID SURVEY, THENCE LEAVING THE NORTH LINE OF SAID SECTION 3 AND WITH THE WEST LINE OF SAID SURVEY, N 1°25'00"E, 3565.95 FEET; THENCE N 1°30'30"E, 1047.81 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF COLUMBIA SCHOOL DISTRICT SUBDIVISION NUMBER 1, RECORDED IN PLAT BOOK 21, PAGE 97; THENCE LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF SAID SURVEY AND THE SOUTH LINE OF SAID LOT 1, S 83°52'45"E, 1262.19 FEET; THENCE CONTINUING WITH THE LINES OF SAID SURVEY, S 7°08'00"W, 11.86 FEET; THENCE S 82°52'10"E, 82.13 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 34; THENCE WITH SAID EAST LINE OF THE NORTHWEST QUARTER, AS SHOWN IN SAID SURVEY RECORDED IN BOOK 1392, PAGE 982, S 1°30'20"W, 4607.95 FEET TO THE NORTH LINE OF SAID SECTION 3; THENCE LEAVING SAID EAST LINE AND WITH THE NORTH LINE OF SAID SECTION 3, N 83°32'05"W, 23.11 FEET TO THE NORTHWEST CORNER OF TRACT 3 OF THE SURVEY RECORDED IN BOOK 4803, PAGE 180; THENCE LEAVING THE NORTH LINE OF SAID SECTION AND WITH THE WEST LINE OF SAID SURVEY RECORDED IN BOOK 4803, PAGE 180, S 1°18'15"W, 2926.75 FEET; THENCE 597.96 FEET ALONG A 574.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 31°08'55"W, 571.29 FEET; THENCE S 6°05'30"W, 222.31 FEET; THENCE 350.90 FEET ALONG A 575.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 43°30'45"W, 345.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 3; THENCE WITH SAID SOUTH LINE, S 88°39'15"E, 4.82 FEET TO THE EAST LINE OF SAID SURVEY RECORDED IN BOOK 1392, PAGE 982; THENCE LEAVING SAID SOUTH LINE AND THE LINES OF SAID SURVEY RECORDED IN BOOK 4803, PAGE 180, AND WITH THE EAST LINE OF SAID SURVEY RECORDED IN BOOK 1392, PAGE 982, S 16°37'00"W, 651.17 FEET TO THE NORTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 5356, PAGE 129; THENCE LEAVING THE LINES OF SAID SURVEY RECORDED IN BOOK 1392, PAGE 982 AND WITH THE NORTH LINE OF SAID SURVEY RECORDED IN BOOK 5356, PAGE 129, N 88°31'00"W, 1006.22 FEET TO THE EAST LINE OF ARROWHEAD LAKE ESTATES, PLAT 3 RECORDED IN PLAT BOOK 51, PAGE 84; THENCE LEAVING THE NORTH LINE OF SAID SURVEY AND WITH THE EAST LINE OF SAID ARROWHEAD LAKE ESTATES, N 1°28'15"E, 625.76 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WITH THE NORTH LINE OF SAID ARROWHEAD LAKE ESTATES, N 85°39'15"W, 344.67 FEET; THENCE LEAVING SAID NORTH LINE, N 0°51'35"E, 745.03 FEET; THENCE N 88°39'15"W, 420.02 FEET TO THE WEST LINE OF SAID SECTION 3; THENCE WITH SAID WEST LINE, N 0°51'35"E, 3285.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 383.43 ACRES.

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE _____, ON THE _____ DAY OF _____, 2022.

ATTEST:

SHEELA AMIN, CITY CLERK