



A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

January 4, 2024

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

RE: Revised Preliminary Plat for Russell Subdivision Phase 7 and Request for Design Adjustments

Dear Mr. Teddy,

A Civil Group submitted a Preliminary Plat application for Russell Subdivision Phase 7, on behalf of our clients, Kay and Jack Wax. This was presented at the Planning and Zoning Commission meeting on December 21st, 2023. The project was tabled at that time primarily due to concerns about the private drive potentially being used as a through street, or back up parking for parent pick up and drop off.

We are submitting a revised preliminary plat to address those concerns. With the revision, the existing access on Russel Blvd. will remain, but it will no longer go through to Rollins Rd. An alternative turnaround has been provided that will meet the turnaround requirements from the Fire Marshall, and there will be no access to these lots from Rollins. The Fire Marshal and Jay Gebhardt discussed this plan prior to submission, and written information regarding that discussion will be provided prior to the meeting.

Phase 7 will still create 8 lots total. This includes 5 buildable lots, 1 lot with an existing home, 1 common lot (C1) set aside for stormwater detention, and 1 common lot (C2) containing an irrevocable ingress/egress easement and utilities. The goal will remain the same, which is to create a small infill neighborhood that will blend in as if it has always been there and complement the surrounding neighborhoods. Our clients are currently living in and continuing to renovate the existing home. They hope to build their new home on one of the 5 lots.

We are submitting our request for the following design adjustments to Chapter 29 Sec. A.1.(c)(1)(ii)(B):

In lieu the 50 foot right-of-way and 24 foot curb and gutter street, a 20 foot irrevocable ingress/egress easement with 20 feet of pavement is requested. The 20 foot irrevocable

ingress/egress easement will share a centerline with a 40 foot public utility and private drainage easement, which establishes the standard 10 foot utility easements beyond the edge of pavement on both sides. This is due to utilities and private drainage structures being required within the ingress/egress easement to serve all the proposed lots. We also request no sidewalks and no curb and gutter be required.

We are requesting the above design adjustments to discourage the use of the proposed street by the overall public, to comply with the recommendations made by the City, and to ensure this infill project will keep with the character of the surrounding neighborhoods.

With approval of these design adjustments, the private street will look like the intended use. It is simply private lot access and not a public street.

If you have any questions, or need additional information, please feel free to contact me or Jay Gebhardt.

Thank you for your consideration,



Lara Florea
A Civil Group, LLC
(573) 817-5750

cc: Patrick Zenner
Jay Gebhardt