



July 18, 2017

Clint Smith, Senior Planner
Development Services
City of Columbia
PO Box 6015
Columbia, MO 65205

**Re: Narrative Letter per Section 29-5.2(b.9)
#17-187: Campus Lutheran (Replat)**

Mr. Smith

(9) 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 adjustment:

(i) The design adjustment is consistent with the city's adopted comprehensive plan and with any policy guidance issued to the department by council; It is our understanding, that recent properties requirement for right of way, has been waived. A precedent has been established and Campus Lutheran site requirement should be waived, as well.

(ii) 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; It is a long standing property with continual use as a church gathering. There should be no impact, to the surrounding area, other than the area is accustomed too. The long term effect provides continuity for existing owners/occupants.

(iii) 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; We do not see any significant negative impact for this area and an adjustment should bring continuity to the area for the above mentioned. We see no concern for any significant dangerous or difficulties.

(iv) 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 Campus Lutheran Church is wanting to maintain status quo. We see no reason to provided 16.5' additional right of way, especially in reference to recent properties, where the requirement was waived.

(v) The design adjustment will not create adverse impacts on public health and safety. No negative impact, by design adjustment, should affect health and safety. Sight distances, intersections would be unchanged.

Sincerely,
Crockett Engineering Consultants, LLC

A handwritten signature in black ink, appearing to read "David W. Borden". The signature is fluid and cursive, with the first name "David" and last name "Borden" being clearly distinguishable.

David W. Borden, PLS 2002000244