



July 12, 2017

Mr. Tim Teddy, Director
City of Columbia Department of Community Development
701 East Broadway
Columbia, MO 65201


Re: Arrowhead Lake Estates Plat 3

Dear Mr. Teddy;

On behalf of Arrowhead 3 LLC, we are hereby requesting you approve a “design adjustment” for the final plat of Arrowhead Lake Estates Plat 3. As per Chapter 29-5.2(b)(8) of the Unified Development Code, we are requesting that an adjustment to Chapter 29-4.4(c)(1)(i)(D) 1) that requires the area of the tree preservation covering the 25% of the climax forest being saved be platted on a common lot. We are also requesting that an adjustment be made to Chapter 29-5.1(b)(2)(iii), which would allow areas that may be deemed as sensitive land be able to remain as part of the residential lot as proposed on the final plat. Along with this request we are submitting the required Development Review Application, a copy of the Final Plat as a display, the Variance Worksheet, and a check in the amount of \$350.00.

We request this adjustment so the owners of these estate lots we are creating can have control over and be able to maintain the land in accordance with the Tree Preservation standards defined in the Unified Development Code. To be consistent with the City’s comprehensive plan, we are proposing to set survey monuments as shown on the final plat depicting the location of the Tree Preservation Easement on the ground so the owners will know where the easement is located. We believe that granting the adjustment will allow the homeowners to maintain the area better than if the area was on a common lot and under different ownership, like a homeowner’s association. This will not have a significant impact on adjacent property or make it more difficult or dangerous for traffic since the area is not located near or around where automobiles, bicycles or pedestrians will be. This design adjustment will not have an effect on improvements since there are none being planned and this adjustment will not have an adverse impact on the public’s health and safety since it will be in the back yards of the homes being planned.

Please review this request and the items we have submitted. If you have any questions, or need additional information, please feel free to contact me at (573) 875-8799. Thank you for your consideration in this matter.

Sincerely,
Allstate Consultants LLC

James R. Jeffries, PLS

Enc.