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August 2, 2017

Clint Smith
Planning and Development
Community Development Department
701 E. Broadway
Columbia, MO 65201

RE: McGary Subdivision Plat 2 Design Adjustment – Case #17-190

Dear Mr. Smith,

On behalf of McGary Properties, LLC, we herewith request a design adjustment for this minor plat regarding the 2.5 acre minimum lot size for agricultural zoned lots. The single lot created with this plat is 0.61 acres (26,715 s.f.). Until the recent code revision (UDC), the minimum lot size for a residential use in an agricultural zone was 0.16 acres (7,000 s.f.).

Our clients lot sits in the middle of approximately 65 acres of agricultural zoned ground along St. Charles Road. Within this 65 acres, 13 tracts are less than 2.5 acres in size and 6 tracts are more than 2.5 acres in size. This lot is a remnant part of a larger tract that was described by survey prior to annexation in 1969 which encompassed this lot and three other adjacent tracts owned by McGary Properties.

Per the UDC, the following criteria shall be taken into account when a design adjustment is requested:

(i) 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 request is compatible within the designated neighborhood district land use. The area is predominantly composed of lots smaller than 2.5 acres with a mix of lots larger than 2.5 acres. They are developed with single family detached homes and accessory structures.

(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;

- This design adjustment request will not adversely impact owners or occupants of abutting land. The abutting properties are also zoned agricultural and comprised of a majority of lots being smaller than 2.5 acres in size.

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(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;

- This design adjustment will not make it more difficult or dangerous for vehicles or pedestrians. This lot will use an existing shared driveway and will not add any new driveways onto St. Charles Road.

(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

- This design adjustment is being requested as it is an existing lot that is being platted for the first time. All required infrastructure is in place and the lot size is compatible with the majority of the area.

(v) The design adjustment will not create adverse impacts on public health and safety.

- This design adjustment will not create any impacts on public health or safety. The size of this lot has no affect on public health or safety.

Please contact me with any questions or concerns.

Sincerely,

Kevin P. Murphy

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