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January 16, 2017

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

RE: La Grange Place Plat 3, Replat and Design Adjustments

Dear Mr. Teddy,

Submitted documents pertaining to the above-mentioned project:

1. 24"x36" Plat (x5) (w-$729.00 check to City of Columbia)
2. Final Plat Checklist

On behalf of Delta Tau Delta Association of Columbia, Missouri, owner of Lots 3 and 4 of La Grange Place, as recorded in Plat Book 2, Page 17, we would like to formally request a Replat as shown on the attached document. The total area of this replat is 0.58 acres and combines Lots 3 and 4 into one lot. The owner intends to submit construction plans for the redevelopment of the existing Fraternity House, which will cross the existing lot line of Lots 3 and 4.

No public improvements have been proposed to facilitate this platting action (see sewer service design adjustment request below), therefore no Performance Contracts have been included in this application. This has been discussed and deemed acceptable via previous email correspondence with Clint Smith, unless public improvements are found to be required.

The site is zoned R-MF. All surrounding properties are also zoned R-MF, with fully developed fraternity/sorority houses similar in nature to the subject site.

The site has been investigated and there are no sensitive areas on the subject lot to our knowledge. The site is fully developed.

Prior to submittal of this plat we have received multiple variances at the Board of Adjustment (BOA) hearing on January 9th, 2018, including to front yard setback, building height, screening and parking.

It is our understanding this site is exempt from the City of Columbia Stormwater Management Ordinance per Section 12A-87(c)(4) (redevelopment of a site less than 1 acre). Although we are platting, it has been city staff's consistent interpretation that consolidating two lots into one lot does not constitute "subdividing" in respect to the stormwater ordinance, therefore platting should not trigger compliance with full stormwater requirements.

Right-of-Way Design Adjustment

It is our intention, as part of the replat to request a design adjustment to reduce the amount of Right-of-Way that will need to be dedicated with the plat. Rollins St has an existing 20' half width right-of-way. As part of the platting requirements, right-of-way of adjacent roadways

3401 Broadway Business Park Ct, Suite 105 Columbia, Missouri 65203
PHONE: 573-817-5750 FAX: 573-817-1677 EMAIL: cody@acivilgroup.com

must be provided for their current classification [29-5.1(C)(4)(ii)]. Per the CATSO Major Roadway Plan, Rollins St is identified as a Major Collector Road. Per City of Columbia road standards, major collectors are required to have 33' half width right-of-way. To comply with the city subdivision regulations, it seems an additional 13' of right-of-way will be required to be dedicated. We believe only a 5-foot additional right-of-way dedication is necessary, which will meet the standard 25' half width right-of-way for a residential street. In order to facilitate the reasonable redevelopment of the site and in accordance with the previously approved BOA variances and layout we have provided below additional considerations and justifications for the design adjustment from the listed criteria in Section 29-5.2(b)(9).

(i) The design adjustment is consistent with the city's adopted comprehensive plan and with any policy guidance issued to the department by council;

Granting of the design adjustment does not conflict with the city's comprehensive plan and policy's. The property and surrounding property is currently used for fraternity and sorority housing, which will remain the case if this design adjustment is granted. The comprehensive plan shows this area as neighborhood district.

(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;

Considering adjacent properties have all recently, or are currently redeveloping, and have continued to operate as a fraternity and sorority neighborhood for the past 50+ years at the current right-of-way and street width, we see no reason the reduction right-of-way width from the collector standard will cause adverse impact on adjacent property. Immediate adjacent properties will continue to have sub-standard right-of-way width, however in the future if they are required to dedicate additional right-of-way, or the city deems it necessary to take additional right-of-way width, we are proposing to accommodate the standard width for a residential street.

(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;

Considering the fully developed nature of the neighborhood and the historical development of the road infrastructure and sidewalks, we do not expect any increase in difficulty or danger to automobiles, bikes or pedestrians due to granting this design adjustment. In fact, increasing the right-of-way width and with the future redevelopment of the property which will cause the sidewalks along the subject property to be rebuilt at the current width, will provide additional current and future safety protections from what exist now.

The road is currently designated as a collector road, and therefore there is potential the reduced right-of-way dedication would be a difficulty to the city to widen or expand the future road, and be able to handle additional capacity. In response to that we believe that Rollins Street is no longer operationally, functionally, or in the future to be considered a Collector road since the improvements to Providence Road were completed by the City of Columbia. Rebuilding of Rollins/Providence intersection as right-in/right-out, and Turner/Providence as a 3-way signalized intersection will significantly affect traffic patterns for through traffic around campus, and reduce the need for Rollins Street to be upgraded, now or in the future, as a collector road. Since we believe this is the case it would be in excess to the city's needs to grant the full collector right-of-way width, especially at the expense of valuable buildable area on the subject property.

(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

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or eliminating installation of improvements or site features required of other similarly situated developments;

Full additional 13' right-of-way width dedication and corresponding additional 10' utility easement beyond that, would eliminate our ability to create the desired ADA sidewalks, ramps, steps and pedestals in front of our building for the desired layout, as previously shown to the city in the Board of Adjustment request. Also, practically, this is a fully developed area, and we are not aware of any need for additional land to route utilities adjacent to the street, since they are all already in place.

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

As previously mentioned the road and sidewalk network throughout the neighborhood is already established. We are aware of no future plans to actually build Rollins as a collector road, and further, the city has taken steps with the Providence Road Improvements to reduce the amount traffic along Rollins Road, indicating they do not believe this road operates as a Collector Road.

We are proposing to dedicate an additional 5 feet of right-of-way to meet the standard width required for a residential road, which could facilitate future improvements if deemed necessary by the city and stakeholders.

Sewer Service Design Adjustment

Section 29-5.1(g)(4) of the City of Columbia Code states the following:

> *Utilities. Utilities, including but not limited to water, sewer, natural gas, electric and telephone lines, and fire hydrants, shall be provided to lots in accordance with standards and specifications governing the construction and installation of such utilities adopted by council or promulgated by the city departments or utility companies responsible for those utilities.*
>
> *Easements for public and private utilities shall be provided adjacent to all street right-of-way and in other locations in accordance with facility requirements and design standards. To the maximum extent feasible, utilities shall be located in designated easements and not in the street right-of-way.*

Currently the subject property has no direct public sanitary sewer access, and is served off a private sewer line along Rollins St. that also is believed to serve Alpha Gamma Sigma (500/502 Rollins St.) and Kappa Kappa Gamma (512 Rollins St). While we have explored other options, and continue to investigate the possibility of a permanent sanitary sewer easement on Delta Gamma and/or Alpha Gamma Sigma property to the south of the subject lot to create a public access to an existing public main, our attempts have failed thus far. (This sanitary sewer easement would grant the property owner of the subject lot the ability to physically tie into the existing public main approximately 25 feet south of the subject lot upon redevelopment.)

Delta Tau Delta would like to request a Design Adjustment to waive the requirement of Section 29-5.1(g)(4), that sewer be provided to lots in accordance with standards and specifications.... adopted by council or promulgated by the city departments. Specifically, we are requesting to be allowed to remain hooked up to the private sanitary sewer line along Rollins, until such time as a public line is built in its place, at which time we would connect to the public line.

In consideration of the code provided criteria for evaluation of a design adjustment request we have provided the following information.

(i) The design adjustment is consistent with the city's adopted comprehensive plan and with any policy guidance issued to the department by council;

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This design adjustment does not intend to put the burden of upgrading the existing deficient private sewer on the City of Columba. We are proposing that the city forms a sewer district, inclusive of the three properties currently using the private sewer. This is done commonly in older residential areas throughout the city. The design and construction costs of upgrading the sewer would then be allocated to the property owners using the service in accordance with current City Policy on Sewer Districts. We believe this is consistent with the intent of the city's adopted comprehensive plan and policy guidance on the issue.

(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;

The sewer service for adjacent property will remain the same as it always has. We are not proposing any additional beds in the fraternity than what exist currently, so there will not be any expected additional flow to the system. Furthermore, the two adjacent lots have recently redeveloped, and have chosen to remain connected to this private sewer system.

(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;

The sewer service does not affect automobile, bicycle or pedestrian circulation.

(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;

The private sewer is unique to the three properties using it along Rollins St. The improvement of the sewer was not required as part of the redevelopment of either of the adjacent lots. We would contend that the three property owners using the existing private sewer should share fairly in the upgrading to public standards, as it will benefit all of the owners. Therefore, we are not eliminating the ability for the installation of improvements for the neighboring developments, we are ensuring the cost for the installation for the neighboring properties is shared.

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

The design adjustment, as we have conceived it, would not be a permanent avoidance of meeting the code requirement. We would stipulate that we will connect to a public sewer, built to public standards, as soon as it is available on our lot. This would allow us to complete the platting process and begin redevelopment of the lot in the meantime. The existing private sewer has not had any maintenance issues as far as we are aware, and we understand that if there are any maintenance or health safety issues, it is the responsibility of the lot owners to repair.

Feel free to contact me with any questions or concerns regarding this application.

Thank You,



Cody Darr, PE

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