



2608 North Stadium Boulevard  
Columbia, Missouri 65202  
(573) 447-0292

May 25, 2016

Timothy Teddy  
Director of Planning and Development  
PO Box 6015  
Columbia, MO 65205

Mr. Teddy:

On behalf of Fred Overton Development Inc., owner of Creek Ridge Plat 2, Preliminary Plat, would like to take this opportunity to request a variance to the City of Columbia Subdivision Regulations with respect to the maximum length of a terminal street. The variance being requested is from Section 25-47(a) of the said regulations and is for Heath Lane/Court as shown by the proposed preliminary plat for said development.

Due to the fact that Heath Lane will be extended at the time the property to the south is developed at this time we believe that this variance is viable and appropriate and respectfully request your favorable consideration.

Should you have questions or comments, please feel free to call me.

Sincerely,

Crockett Engineering Consultants, LLC

A handwritten signature in black ink, appearing to read "Tim Crockett", is written over the printed name.

Tim Crockett, PE



**City of Columbia**  
**Planning Department**

701 E. Broadway, Columbia, MO  
(573) 874-7239 planning@gocolumbiamo.com

## Variance Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
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Where the Planning and Zoning Commission finds that undue hardships or practical difficulties may result from strict compliance with the City's Subdivision Regulations, it may recommend and the Council may approve variances so that substantial justice may be done and the public interest secured, provided that any such variance shall not have the effect of nullifying the intent and purpose of the Subdivision Regulations.

**The Commission shall not recommend variances unless it finds and determines that the following criteria are met<sup>1</sup>. Please explain how the requested variance complies with each of the below requirements:**

1. The granting of the variance will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Public health & welfare will not be compromised by this variance. Adequate turn-arounds will be provided (one in the "eyebrow" & one temporary) at the end of the street. Furthermore, this extension allows for future connectivity to the neighboring property. Once the neighboring property develops in the future Health Court would be extended thus no longer creating a lengthy cul-de-sac.

2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought, are not applicable generally to other property, and are not self-imposed.

This site is unique due to the topography of the site, access to this portion of the development is limited. Furthermore, access to Waltz Drive is not available from this tract. The long term solution will be to extend Health Court once the neighboring property is developed, thus eliminating the cul-de-sac.

3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations was carried out; and

The topography of the site allows for only a single access point from the existing development. Future connectivity can be achieved without hardship.

4. The variance will not in any manner abrogate the provisions of the comprehensive plan of the City.

By granting this variance the comprehensive plan will not be abrogated. We actually believe that this variance would allow the developments (existing & future) in this area to be more compliant with the current plans of the City of Columbia by providing connectivity as opposed to disconnected developments.

<sup>1</sup> Per Section 25-20: Variances and exceptions