

October 18, 2016

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

Re: Hendren Hills Subdivision Sidewalk Variance Request

Dear Mr. Teddy:

On behalf of Peggy Hendren, owner of the property located at 811 Proctor Drive, I am writing to request a variance from the requirement to construct a sidewalk along Proctor Drive in conjunction with the subdivision known as Hendren Hills Subdivision. This development is relatively unique in that no new construction is planned for the site. This is simply a tract division to allow her to sell the existing single family home on the southeast corner of the site off from the larger tract. She has been renting out the house and has had many issues being a landlord and needs to be out from under this burden.

This sidewalk will not connect to any other sidewalks and would not provide pedestrian access to any school or parkland. There is a small amount of sidewalk approximately 180' west of the site near Emery Drive. Parkade School is approximately 0.7 mi southeast of the site with no sidewalk along the north and east sides of Proctor Drive that this could connect to.

Proctor Drive is an unimproved street that is not listed on the 20-year plan for improvement. If we follow the City standard detail for placing the sidewalk one foot inside the right-of-way, the sidewalk will conflict with an existing telephone pole and water meter. Originally we looked at relocating these facilities at a significant cost. Recently, we discussed with staff possibly realigning the sidewalk to the north (onto the property and out of the right-of-way by dedicating a pedestrian easement), but upon further review this could cause some damage to an existing 24" maple tree and would possibly cause some grading issues as the site is approximately 2' lower than the existing road at this location.

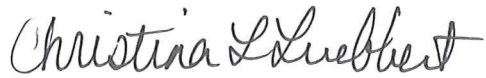
Additionally, there is a very shallow (minimal) roadside ditch along this property. For the most part, the drainage simply sheet flows across the yards and into the established woods behind the existing home. The construction of the sidewalk at the elevation that would be most conducive to future road improvement would trap this runoff between the edge of the road and the sidewalk. We initially planned a small drainage pipe under the sidewalk to deal with this, but it concentrates the flow and is a less desirable way to handle the stormwater along the road since there is no curb and gutter or associated storm sewer system.

Because this subdivision does not include any new homes or other structures, the main costs of infrastructure are this sidewalk and some additional gravel for the fire truck turn around (which is primarily on an existing driveway). Therefore, nearly all of the infrastructure costs are for this sidewalk. This is burdensome to the owner.

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For all of the above reasons, Ms. Hendren would like to request a variance from the requirement to build a sidewalk on this site. Thank you for your consideration of this request.

Sincerely,

A handwritten signature in cursive script that reads "Christina L. Luebbert". The signature is written in dark ink and is positioned above the printed name and title.

Christina L. Luebbert, P.E.
Principal Engineer
E-2000150050