



For office use:

Case #: 225-2019	Submission Date: 10/29/19	Planner Assigned: CES
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If a design adjustment is requested, the Director or Commission may recommend approval of the design adjustment if it determines that the following criteria have been met, and the Council shall consider these criteria in making a decision on the requested design adjustment¹:

Please explain how the requested design adjustment complies with each of the below criteria:

1. The design adjustment is consistent with the City's adopted comprehensive Plan and with any policy guidance issued to the Department by Council;
This is a re-platting request to create a new 1.58 acre lot from the main mall parcel. A hotel will be constructed on the new lot.
2. 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 requested plat will create a new lot line and will not adversely affect the public or impact any lands abutting the proposed plat, or to the owners or occupants of those lands.
3. 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 design adjustment is required due to a property line being placed over existing pavement. This new property line will not create a more difficult or dangerous situation for automobiles, bicycles or pedestrians. The outer drive of the mall will remain unchanged.
4. 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 requested to accommodate the unique features of the Mall Site such as the existing parking lot layout. The site currently has lot lines that cross through the existing building and the existing parking lot.
5. The design adjustment will not create adverse impacts on public health and safety.
Correct, the design adjustment will not create adverse impacts on public health and safety.

¹ Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions
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