



City of Columbia
Planning Department
 701 E. Broadway, Columbia, MO
 (573) 874-7239 planning@comogov

Design Adjustment Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
---------	------------------	-------------------

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;*

While the City's Comprehensive Plan calls for walkable communities with pedestrian facilities, it also notes that "New sidewalks may be installed as part of city sidewalk gap funding and not paid for with benefit taxbills." This is an existing neighborhood that was started in 1926 and has developed over the years when sidewalks were not required. This has resulted in a neighborhood that is accustomed to sharing the street with pedestrians.

- 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;*

See the attached exhibit and photos. The construction of a sidewalk on this property will permanently alter the character of this property and will result in the removal of 5 mature trees; Removing and replacing the existing sidewalk from the street to the front door; and removal and replacement of the home's driveway from the curb to the home to accommodate the minimum slopes for sidewalks established by the City within their Street and Sidewalk Specifications. The entire front yard will need to be regraded and the entire front lawn replaced. This is a significant impact to the property especially since this is only being done to combine two existing lots into one.

- 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;*

Residents of the neighborhood are accustomed to walking in the street, no one is likely to travel from the street to this sidewalk and back to the street again for the short distance of the sidewalk. Not having a sidewalk will not make the circumstances more difficult. No sidewalks are the existing condition within the neighborhood and as such not having a sidewalk built here will not change the existing conditions.

- 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*

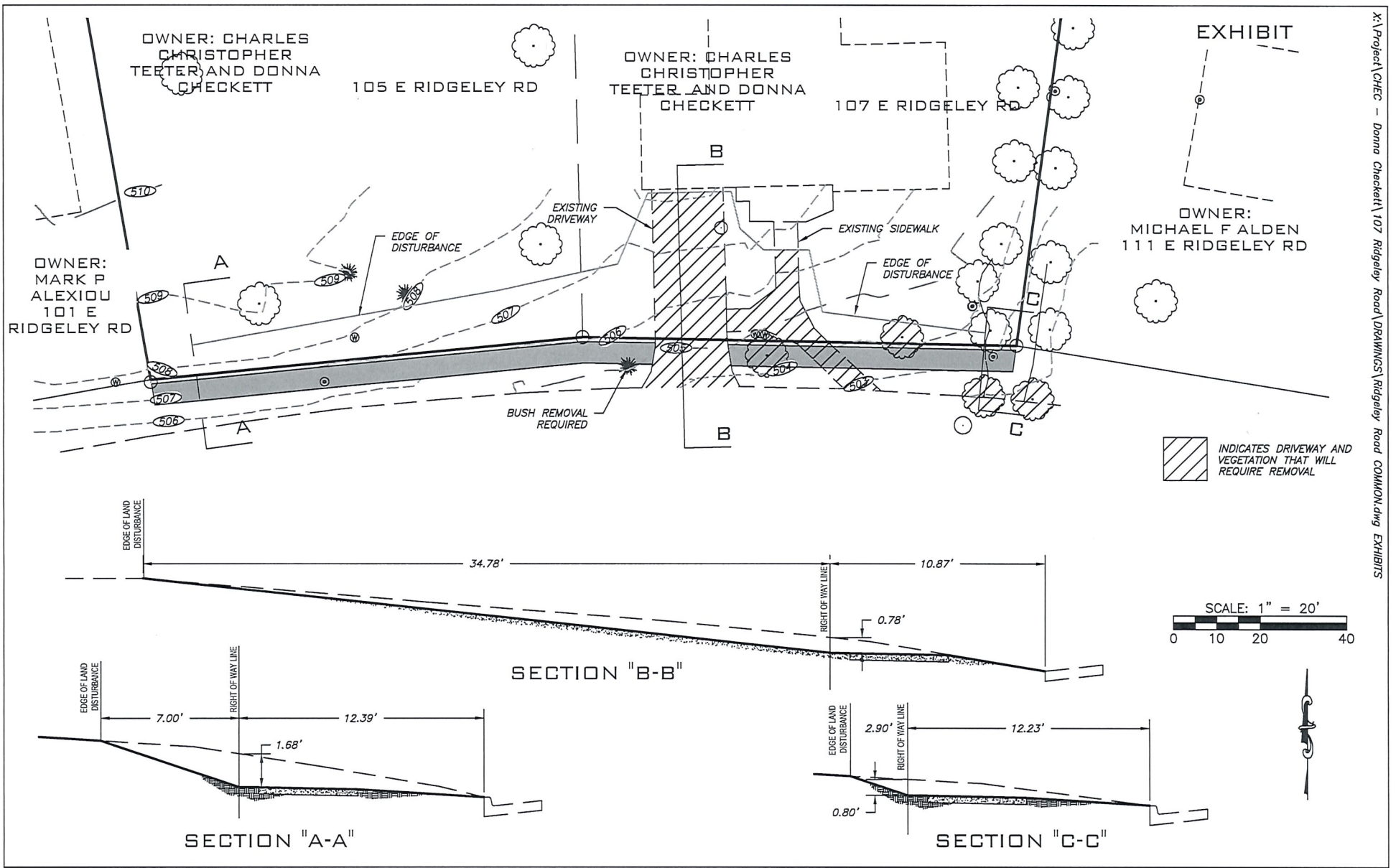
This is a unique feature due to the right-of-way for the street for this developed neighborhood was not designed to accommodate a sidewalk. The design adjustment would not affect or eliminate the possibility for a comprehensive neighborhood

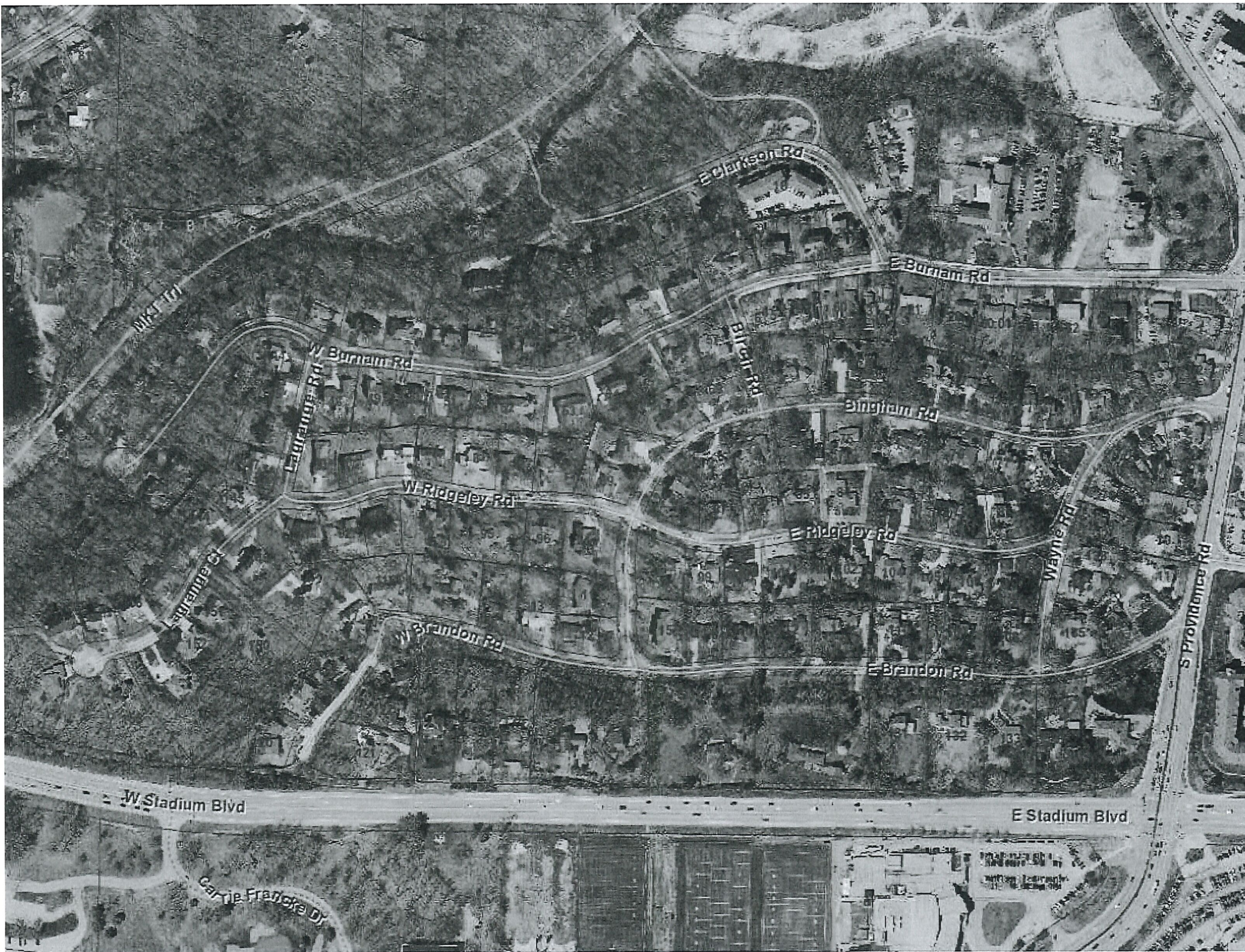
sidewalk project in the future should the neighborhood decide to support their construction.

5. *The design adjustment will not create adverse impacts on public health and safety.*

Installing a sidewalk at this location would not connect to any of the other sidewalks in the neighborhood. Granting the design adjustment would not impact the established pattern of pedestrians or the safety of the public.

¹ Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions
C:\Google Drive\Planning\Design Adjustment Worksheet.doc
Last saved by Rachel I. Bacon 1/3/2018 1:10:12 PM





W Stadium Blvd

E Clarkson Rd

E Burnham Rd

W Burnham Rd

Bingham Rd

LaGrange Ct

W Ridgeley Rd

E Ridgeley Rd

W Brandon Rd

E Brandon Rd

Wayne Rd

S Providence Rd

Carrie Francke Dr

E Stadium Blvd



© 2022 Google

Go

Imagery Date: 5/2022 38°56'23.80" N 92°20'13.38" W



© 2022 Google

38°56'24.24" N 92°20'14"



© 2022 Google





© 2022 Google

Go



© 2022 Google





© 2022 Google



38°56'24.22" N, 078°20'16.12" W



© 2022 Google

Go



© 2022 Google

Imag3895623-4312N2292920'15.99"