



For office use:

Case #: <b>135-20</b>	Submission Date: <b>7/15/20</b>	Planner Assigned: <b>RIB</b>
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## Design Adjustment - Section 29-5.1(g)(4), Public Improvements-Utilities

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 adjustment<sup>1</sup>:

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;  
*The City's policy is to always require a utility easement be dedicated immediately adjacent to City Right-of-Way. In this instance, the utility easement would run directly through a very large tree, therefore making use of the easement very difficult and inconvenient for any future utility installations. Our request is to provide the required utility easement in an alternate location that is superior to the code required location. The alternate location will allow for easier utility installation in the future and will minimize impact on a large, significant tree by future utility work.*
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;  
*No adverse impacts on abutting lands or owners. Alternate easement location still allows for future utility extensions or relocations and does not limit any utility's ability to serve surrounding properties.*
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;  
*Design adjustment will allow for future utility work to occur in an alternate location. No work that is to occur in dedicated utility easements will impact circulation of cars, bicycles, or pedestrians.*
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 adjustment does not decrease or eliminate any requirements of the property owner that are required of other developments. The design adjustment allows Boone Electric to protect and maintain a historically and culturally significant tree. The tree was preserved when the campus was originally constructed in 1956. This tree is believed to be the site of the first "Magic Tree" in Boone County and continues to be a focal point in the Boone Electric holiday decorations that serve as a community attraction during the holidays.*
5. The design adjustment will not create adverse impacts on public health and safety.  
*No adverse impacts on public health and safety. Easement will still be dedicated to allow for future utility extensions or relocations, just in an alternate location*

<sup>1</sup> Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions  
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## Design Adjustment - Section 29-5.1(f)(3), Structure Crossing Lot Lines

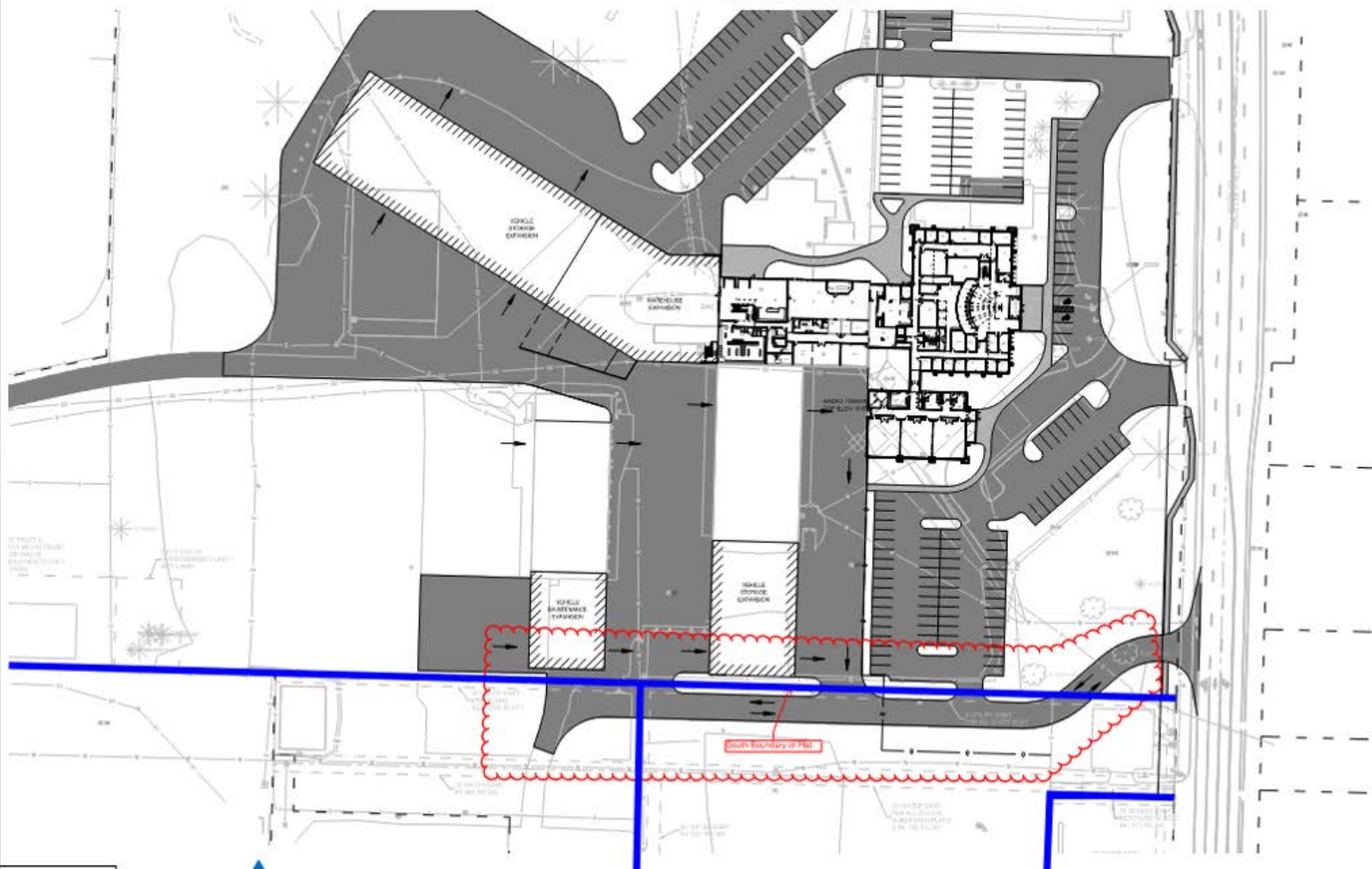
If a design adjustment is requested, the Director or Commission may recommend approval of the design adjustment if it determines that the following criteria have been met, and the Council shall consider these criteria in making a decision on the requested design adjustment<sup>1</sup>:

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

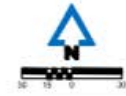
1. The design adjustment is consistent with the City's adopted comprehensive Plan and with any policy guidance issued to the Department by Council;  
*In order to provide superior vehicle circulation throughout the site, including superior access for emergency vehicles, this design adjustment is requested to allow a paved drive to cross the lot line between 2 properties, both of which are owned by Boone Electric. This adjustment allows for multiple points of egress to & from the site.*
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;  
*No adverse impacts on abutting lands or owners. Boone Electric will continue to utilize its access points off Nebraska Ave and Business Loop in the manner it does today.*
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;  
*Design adjustment will make it easier for automobiles to circulate through the development. This paved driveway will not be accessible to the public but will provide superior circulation for Boone Electric's operations vehicles as they access the various buildings onsite.*
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  
*Planned building expansions are impacting portions of the existing driveway that crosses property lines. This design adjustment allows for the relocation of the drive in order for vehicles to continue to circulate through the site as they do today. There is no decrease in required improvements that are required of other similar developments.*
5. The design adjustment will not create adverse impacts on public health and safety.  
*No adverse impacts on public health and safety. New drive will be in a fenced area of the site closed to the general public and used only by Boone Electric Operations staff.*

<sup>1</sup> Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions  
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BOONE ELECTRIC COOPERATIVE  
OPERATIONS CIRCULATION EXHIBIT



1" PROJECT & SITE PLAN SCALE  
2" PLAT & SURROUNDING AREAS SCALE  
3" SITE PLAN SCALE  
4" PLAT & SURROUNDING AREAS SCALE



→ CIRCULATION INDICATOR  
■ Property Line