



Case #: 284-2025	Submission Date: 8/11/25	Planner Assigned: KKO
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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:

Section 29-5.1(d) Sidewalks

- 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 design adjustment would not contradict the comprehensive plan of the city.

- 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;**

Granting of this design adjustment would not cause adverse impacts to any land abutting the property or to adjacent owners as there are little to no sidewalks on any adjacent property in the vicinity of the subject site. The site is within an established industrial area where there are limited sidewalks.

- 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;**

This adjustment will not make it more difficult or dangerous for any of the above. There is little to no pedestrian traffic on this section of Seventh Street nor on the surrounding streets. Furthermore the subject site is at a dead-end street that leads nowhere. There are no sidewalks leading up to this site.

- 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**

The design adjustment is being requested due to the fact that a portion of Seventh Street is not, and will not be constructed. Constructing sidewalks along an unbuilt portion of a street does not make sense. Also, there are limited sidewalks (virtually none) in the area to which a sidewalk on the subject site would connect to.

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

The design adjustment will not create adverse impacts on public health or safety.

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