

# Design Adjustment Worksheet

If relief is sought from Section 29-5.1 of the Unified Development Code, the following form should be fully completed and submitted for each separate request, supplying all necessary information and documentation to support the request. The Planning and Zoning Commission will conduct a public hearing to consider the request, and will review the information provided on this form.

## 1. General Information

Name of Subdivision:

Section of the UDC from which the adjustment is being requested:

Explain what specific UDC standards or requirements are the subject of the request:

## 2. Design Adjustment Criteria

If a design adjustment is requested per Section 29-5.2(b) of the UDC, 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.

Please respond to the following and 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 comprehensive plan mentions items such as having a vibrant pedestrian realm, a form based downtown, cohesive shop fronts and integration of the buildings and street via engaging view sheds to be featured within the downtown area. The corresponding M-DT standards were developed to meet these objectives, i.e. allowing the placement of the buildings all the way to the property line.

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**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;**

Correct. Generally, most of the existing abutting properties already have buildings that are on the property line. This adjustment will not create any significant impact.

**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;**

Correct. This design adjustment will not impact circulation through the development.

**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**

Correct. All improvements and site features will still be able to be installed. This design adjustment is being requested due to a conflict in requirement; to plat a 10' utility easement and to build on the property line in the M-DT district.

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

This design adjustment will not create adverse impacts on public health and safety. A sidewalk between the street and building face will be provided to insure safe pedestrian access.