



For office use:

Case #:	Submission Date:	Planner Assigned:
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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;

The proposed driveway along College Avenue does not have 300’ of separation per 29.51(f)(1)(iv)(D). Since this development is a development of an existing parcel, this separation cannot be provided. To meet the intent of the UDC, the two existing driveways nearest the intersection of College Ave. and Paris Rd. are proposed to be removed. This improves conformance with the UDC. In addition, the developer is acquiring an additional parcel north along College Ave so additional driveway separation can be provided.

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 request reduces driveway; therefore it does not have adverse impacts on the neighboring parcels.

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;

Reducing the driveways on the site will improve vehicular and multi-modal safety.

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 existing parcel is limited in area and street frontage in an existing developed parcel.

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

Reducing the driveways on the site will improve vehicular and multi-modal safety.

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

- 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 requested to not provided the additional R/W along College Ave and limited R/W along Paris is consistent with the intent to of the UC-O overlay by maintaining the neighborhood character and protecting the current roadway corridor qualities and the Historic Nature of College Ave and Paris Road. - See Attached
- 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 to abutting lands, owners, or occupants. In fact, the design adjustment will prevent adverse impact to the abutting properties. - See Attached
- 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 will not make it more difficult or dangerous for automobiles, bicycles, or pedestrians. See Attached.
- 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 addresses the unique feature of having conflicting codes. Dedicating the R/W vs maintaining the neighborhood character and protecting the current roadway corridor qualities. See Attached
- The design adjustment will not create adverse impacts on public health and safety.

No impacts on public health and safety. See Attached

¹ Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions
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Design Adjustment Worksheet Continued:

R/W Dedication

By setting the precedent of dedicating right-of-way along the College Ave and Paris Road corridors through the overlay district, the goals of the UC-O will be undermined, effectively rendering overlay districts in the UDC irrelevant in setting unique standards "To recognize and protect specific property, neighborhoods and roadway corridors of special historic, architectural or scenic qualities." The right-of-way dedication along College Ave. along the corridor will remove most all front yards of existing building, if not encroach into the footprint of existing building. The historic nature of this corridor will be destroyed so it can be replaced with a suburban arterial roadway. The architecture of the buildings impacted will forever be lost.

We do recognize that additional right of way can improve safety for multi-modal users, therefore we propose right-of-way dedication on Paris Road. However, to maintain the goals of preserve the historic nature of the corridor, the right of way dedication is only extended as far as required along Paris Road to provide the multi-modal improvements and intersection improvements.