



**City of Columbia**  
**Planning Department**  
 701 E. Broadway, Columbia, MO  
 (573) 874-7239 [planning@como.gov](mailto:planning@como.gov)

**Design Adjustment Worksheet**

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 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;  
 Adequate and consistent right-of-way exists along Providence Road which in recent years has had a pedestrian crossing and sidewalk improvements made without the need for additional right-of-way. Appendix A of the UDC (street/sidewalk/bikeway standards) allows for existing roads to take existing conditions and constraints into consideration when applying the standards.
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;  
 By NOT allowing the requested design adjustment valuable ground for affordable housing will be lost.
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;  
 The requested design adjustment will have no impact on vehicle, bicycle or pedestrian circulation or access.
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  
 A unique feature of this site is the limited amount of land available in the heart of the City for affordable housing. The design adjustment would enhance the site by allowing more open space available to the community. All necessary improvements are already constructed.
5. The design adjustment will not create adverse impacts on public health and safety.  
 No adverse impacts on public health and safety will be created with this design adjustment. Additional open space for recreation and enjoyment will occur with this design adjustment.

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<sup>1</sup> Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions  
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## 29-5.1(d) Sidewalks

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**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;  
 An abundance of existing public and private sidewalks both external and internal meets the City's policy of providing adequate pedestrian access.
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;  
 By NOT allowing the requested design adjustment additional expense of constructing retaining walls will take away from affordable housing funds.
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;  
 The requested design adjustment will have no impact on vehicle, bicycle or pedestrian circulation or access as it currently exists.
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  
 A unique feature of this site is the 0.2% floodplain that requires an existing structure to be 2-feet above the floodplain elevation which conflicts with the City's standard sidewalk location and elevation requirements.
5. The design adjustment will not create adverse impacts on public health and safety.  
 No adverse impacts on public health and safety will be created with this design adjustment as ample pedestrian access already exists.

<sup>1</sup> Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions  
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## 29-5.1(g) Street trees

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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 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;  
 There is an abundance of existing mature trees and landscaping on the site and we feel that additional landscaping may affect security of 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;  
 The requested design adjustment would not add any adverse impacts on lands abutting the site.
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;  
 The requested design adjustment will have no impact on vehicle, bicycle or pedestrian circulation or access as it currently exists.
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  
 A unique feature of this site is the existing trees and landscaping that will remain in place.
5. The design adjustment will not create adverse impacts on public health and safety.  
 No adverse impacts on public health and safety will be created with this design adjustment and would allow for a more secure multi-family housing development.

<sup>1</sup> Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions  
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29-5.1(f)(3) Drive & Parking Lot  
 Across Property Line  
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For office use:		

**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 design request is consistent with the Comprehensive Plan and policies of the City of Columbia.
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 requested design adjustment would not add any adverse impacts on lands abutting the site.
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;  
 The requested design adjustment will have no impact on vehicle, bicycle or pedestrian circulation or access as it currently exists.
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 is similar to many other similar situations throughout the City of Columbia.
5. The design adjustment will not create adverse impacts on public health and safety.  
 No adverse impacts on public health and safety will be created with this design adjustment as it is an existing condition that has been in place with no previous problems.

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