



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 adjustment¹:

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

29-5.1(c)(4)(ii) - Streets

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 access to the properties is unchanged, an increase in right-of-way will reduce the use of approximately 15-feet along the entire frontage of Lot 101. The east-west portion of Meadow Lane is an unimproved road with no plans for improvements.

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;

This condition has existed for nearly 70 years without any significant impacts to the abutting lands or neighbors.

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 uniqueness of this portion of Meadow Lane limits the volume of vehicle traffic. The street is narrow and has developed tree canopy. An increase in the half-width of the right-of-way would only be for roughly 30% of the street, not enough for improvements without participation from three neighbors which would create non-conforming uses for each of their residences.

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 site is surrounded by mixed residential development. The design adjustment will allow for continued access to the subject property and will not change the unique features of the site.

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

Public health and safety are not negatively impacted.

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:

29-5.1(d)(2)(ix) - 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;
While the City's Comprehensive Plan calls for walkable communities with pedestrian facilities, it also notes that "New sidewalks may be installed as part of city sidewalk gap funding and not paid for with benefit taxbills." This is an existing neighborhood created nearly 70 years ago and was developed when sidewalks were not required. This has resulted in a neighborhood that is accustomed to sharing the street with pedestrians.
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 construction of a sidewalk on this property will permanently alter the character of this property. A sidewalk is typically constructed 1 foot inside the right-of-way and in this current situation is not feasible.
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;
Residents of the neighborhood are accustomed to walking in the street, no one is likely to travel from the street to this sidewalk and back to the street again for the short distance of the sidewalk. Not having a sidewalk will not make the circumstances more difficult. There are no sidewalks within the neighborhood and as such not having a sidewalk built here will not change the existing conditions.
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 is a unique feature due to the right-of-way for the street for this developed neighborhood was not designed to accommodate a sidewalk. The design adjustment would not affect or eliminate the possibility for a comprehensive neighborhood sidewalk project in the future should the neighborhood decide to support their construction.
5. The design adjustment will not create adverse impacts on public health and safety.

Installing a sidewalk at this location would not connect to any other sidewalks in the neighborhood. Granting the design adjustment would not impact the established pattern of pedestrians or the safety of the public.

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