



For office use:

Case #: 151-2020	Submission Date: 8-3-2020	Planner Assigned: CES
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Section 29-5.1(c)(4) and Appendix A.3 (Street Widths)

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 design adjustment is consistent with the City's adopted comprehensive by providing additional right-of-way.
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 design adjustment only affects the right-of-way at Providence Road and does not affect any other landowners.
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 current city sidewalk location adjacent to the roadway will remain unchanged, so pedestrian and vehicular access to the site will remain the same. There is still a buffer between the city sidewalk and our property line.
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
Our site is lacking in depth, and in order to maintain proper vehicular access in and around the gas pumps, we are not able to dedicate all of the requested right-of-way per current regulations. All other site features required by the city will be installed.
5. The design adjustment will not create adverse impacts on public health and safety.
Public health and safety will not be adversely impacted by our design adjustment request.

¹ Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions
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Section Appendix A.6(b) (Intersections)

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 design adjustment complies with the City's adopted comprehensive plan.
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;
As Cherry Street was never installed at said corner, the truncated corner is not necessary. The adjacent lands are not affected.
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 will not affect circulation in any way.
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
As a platted city street that was never installed, the truncated corner is not required.
5. The design adjustment will not create adverse impacts on public health and safety.
Public health and safety will not be adversely impacted by our design adjustment request.

¹ Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions
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Section 29-5.1(f)(3) (Lot Lines)

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 design adjustment complies with the City's adopted comprehensive plan.
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 design adjustment does not create any adverse impacts on lands abutting the proposed plat.
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;
Circulation will not be affected by this design adjustment.
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
We are requesting that the existing pavement be permitted over the proposed lot line.
5. The design adjustment will not create adverse impacts on public health and safety.
Public health and safety will not be adversely impacted by our design adjustment request.

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