



City of Columbia
Planning Department
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29-5.1 (Subdivision) related to construction of public improvements

Design Adjustment Worksheet

For office use:

Case #: 283-2021	Submission Date: 9/21/2021	Planner Assigned: RIS
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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 request for the home owners to not build 300 linear feet of dead end public street to serve one single family lot, is consistent with the spirit of Ordinance Section 29-5.1. The home owners are donating a half width right of way. This site is located in a neighborhood district of the 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 home owners will be constructing approximately 300 linear feet of public sidewalk and extending public sanitary sewer to the site. This will not harm the adjacent property owners.

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;

A right-of-use permit for a private driveway will allow access to the one lot, single family, subdivision.

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

Home owners request that the future public street be paid for and built by others. It is in the public interest that the entire future street be constructed at one time rather than a partial half width now.

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

Public health and safety will be preserved by the public sanitary sewer, public sidewalk, and private driveway the home owners will be constructing.

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