

Design Adjustment Worksheet

If relief is sought from Section 29-5.1 of the Unified Development Code, the following form should be fully completed and submitted for each separate request, supplying all necessary information and documentation to support the request. The Planning and Zoning Commission will conduct a public hearing to consider the request, and will review the information provided on this form.

1. General Information

Name of Subdivision:

Section of the UDC from which the adjustment is being requested:

Explain what specific UDC standards or requirements are the subject of the request:

2. Design Adjustment Criteria

If a design adjustment is requested per Section 29-5.2(b) of the UDC, 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.

Please respond to the following and 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 TAKES INTO CONSIDERATION THAT THE PLATTING OF THIS LOT IS TO ALLOW THE REDEVELOPMENT OF THE SITE FOR A PHYSICALLY DISABLED LIVING FACILITY THAT CURRENTLY DOES NOT MEET ADA REQUIREMENTS. THE LOT HAS SIGNIFICANT TOPOGRAPHICAL CHALLENGES IN THAT THERE IS SUBSTANTIAL GRADE CHANGES IN THE EAST-WEST AND NORTH-SOUTH DIRECTIONS. IT ALSO TAKES INTO CONSIDERATION THE DESIRES OF THE NEIGHBORHOOD TO HAVE THE PARKING LOT LOCATED INTERNAL TO THE SITE AND THAT THIS ORIENTATION FACILITATES BETTER FLOW AND FUNCTION BETWEEN THIS SITE AND THE SISTER SITE TO THE SOUTH. THE COMPREHENSIVE PLAN FREQUENTLY STATES THE DESIRE FOR DEVELOPMENT AND REDEVELOPMENT TO FIT INTO THE ADJACENT SURROUNDINGS AND PROVIDE FOR PEDESTRIAN ACCESSIBILITY, BOTH OF WHICH ARE ACCOMODATED FOR WITH THIS DESIGN ADJUSTMENT.

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- 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 WILL NOT CREATE SIGNIFICANT ADVERSE IMPACTS ON ABUTTING LANDS OR OWNERS OR OCCUPANTS OF THOSE LANDS BUT RATHER WILL IMPROVE THE CURRENT IMPACTS BY REMOVING AND REDUCING MULTIPLE RETAINING WALLS NEAR ABUTTING PROPERTIES AND ALLOW THE PARKING LOT TO BE CONTAINED WITHIN THE SITE AND AWAY FROM RESIDENCES.

- 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 DESIGN ADJUSTMENT WILL NOT MAKE IT SIGNIFICANTLY MORE DIFFICULT OR DANGEROUS FOR AUTOMOBILES, BICYCLES, OR PEDESTRIANS TO CIRCULATE IN AND THROUGH THE DEVELOPMENT BUT RATHER IMPROVE THESE MOVEMENTS BY PROVIDING ADA ACCESSIBLE ROUTES THAT CURRENTLY DO NOT EXIST AND TO CONSOLIDATE THE PARKING AREAS INTO ONE EASILY ACCESSIBLE LOCATION.


- 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 NOTED, THE SITE HAS SIGNIFICANT TOPOGRAPHICAL CHALLENGES THAT ARE BETTER TO CONTEND WITH BY ALLOWING THIS DESIGN ADJUSTMENT. IT WILL ALSO PROVIDE A UNIQUE UNIFYING FEATURE FOR BOTH THIS SITE AND THE SISTER SITE TO THE SOUTH BY ALLOWING BETTER CONNECTIVITY BETWEEN THE TWO SITES. NO IMPROVEMENTS WILL BE DECREASED OR ELIMINATED AS ACCESS TO PARKING WILL BE PROVIDED WITH A SINGLE SPACE ON WILLIAM STREET AND THE REMAINDER OFF OF WALNUT STREET THROUGH AN IRREVOCABLE ACCESS EASEMENT.

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

THE DESIGN ADJUSTMENT WILL NOT CREATE ADVERSE IMPACTS ON PUBLIC HEALTH AND SAFETY AS IT WILL ELIMINATE A STEEP DRIVEWAY FROM A PARKING LOT CROSSING A SIDEWALK AND ENTERING ONTO A PUBLIC STREET AND IT WILL STILL ALLOW ACCEPTABLE EMERGENCY ACCESS BY PROVIDING A PARKING SPACE OFF OF WILLIAM STREET AND A FIRE APPARATUS ROUTE THROUGH THE ADJACENT PROPERTY. IT WILL ALSO IMPROVE THE ADA ACCESSIBILITY TO THE SITE.

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 573.874.7474 Service Counter
573.874.7239 Administrative Offices

 701 E. Broadway, P.O. Box 6015
Columbia, Missouri 65205

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Our vision: Columbia is the best place for everyone to live, work, learn and play.

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NO ROOM FOR UDC 6' PARKING BUFFER

NO ROOM FOR 5.4' - 8.8" TALL RET. WALL

NO ROOM FOR 22' - 5.3' TALL RET. WALL

NO ROOM FOR UDC 6' PARKING BUFFER

DOES NOT MEET UDC 10% MAX. OR ADA 5% MAX.

DO NOT HAVE 10' FOR GEO-GRID FOR WALL

STORM SEWER

STORM SEWER

