



**City of Columbia
Planning Department**

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Design Adjustment Worksheet

For office use:

Case #: 18-130	Submission Date: 6-8-18	Planner Assigned: CS
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Code Section 29-5.1(c.3.i.H) - Street connectivity to the tract to the North

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;
This design adjustment will aid in the preservation of stream corridors, floodplain, and sensitive areas. In addition, a trail easement is being provided to connect this development directly to a future trail along the floodplain to increase pedestrian connectivity.
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 design adjustment will not create any significant adverse impacts to abutting lands by eliminating the need to perform land disturbance to construct the street connection. The abutting land to the north would still have adequate access points to public roads if this connection is not made.
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;
Adequate local streets and sidewalks are provided within this development to circulate automobiles, bikes and pedestrians without the stub connection to the undeveloped tract to the north while still allowing the property to the north to have adequate access for proper circulation for automobiles, bikes, and pedestrians.
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 design adjustment is requested due to the unique features of this development; i.e. floodplain, stream buffers, and terrain which would make providing this connection to the north generate an adverse impact to the natural features of this development that are desired to be left in place.
5. The design adjustment will not create adverse impacts on public health and safety.
No adverse impacts on public health and safety would be created by the granting of this design adjustment.

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



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Code Section 29-5.1(c.3.ii) - Block Lengths

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;
This design adjustment is consistent with the comprehensive plan by limiting street infrastructure and maintenance costs for streets that would provide no significant increase in public traffic movement.
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;
Internal block length design adjustments will have no adverse impacts on abutting lands as they are independent of neighboring properties.
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;
Adequate local streets and sidewalks are provided within this development to circulate automobiles, bikes and pedestrians without an additional street that would decrease the block length of the development. The addition of a cross street would increase the intersection count by two, thus increasing the conflicts between pedestrians and vehicles.
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 design adjustment is requested to achieve a unique design character of the development. Adequate improvements and site features will still be installed if this design adjustment is granted.
5. The design adjustment will not create adverse impacts on public health and safety.
No adverse impacts on public health and safety would be created by the granting of this design adjustment.

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