



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 874-7239 planning@como.gov

Alley ROW Dedication

**~~Unimproved Street Sidewalk~~
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:

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 alley width requirement is consistent because this is not platting a new alley. This is replatting to accept and acknowledge the existing alley. All new alley's will comply, but existing alleys are already fully developed at the 15' width of the existing 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 requested adjustment will not already adversely affect the public. The alley has been in existence for 165 years. The adjoining land was created in coordination with the alley at its current width.**
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 change the alley conditions. There are buildings and walls on each side restricting any width modifications to the existing alley.**
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 **These adjustments are needed to allow the platting of downtown properties. The 0-foot building setback in this fully developed area are unique. Any increase in ally widths will create a building encroachment. During construction of the My House project, when the development previously met legal lot status and prior to acceptance of the current UDO, site improvements were constructed to the property line thus granting any additional right of way will require these improvements to be removed as they would now be located in a new right-of-way.**
5. The design adjustment will not create adverse impacts on public health and safety. **Correct, the design adjustments will not create adverse impacts on public health and safety.**



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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 truncations at the corners of having a 0-foot radius is consistent with the comprehensive plan. The plan allows for 0-foot building setback.*
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; *No. The abutting properties need this adjustmet to prevent buildings from encroaching into the street.*
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; *No. The existing R/W widths on public streets are 66 feet. With low speed limits and wide right of way, truncations are not needed for safety.*
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 adjustment is needed for platting downtown lots. Many of the lots already have buildings and walls located up to the property lines. Truncations would create an encroachment.*
5. The design adjustment will not create adverse impacts on public health and safety. *No*

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



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10 Foot Utility Easement Dedication

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Design Adjustment Worksheet**~~

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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; **Yes. The comprehensive plan allows for buildings to be built up to the property lines. Because of 0-foot setback, the street are platted wider and all lots adjoin an alley, allowing for utility 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; **No. the abutting parcels need this adjustment to prevent buildings from encroaching into any proposed easements.**
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 adjustment will not have any affect on safety.**
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 **Same as others**
5. The design adjustment will not create adverse impacts on public health and safety. **No**

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