



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;

While City Ordinance 29-5.1 requests sidewalks for new subdivisions/builds, the City of Columbia has consistently retained as much green space as possible and has prevented excessive impermeable surfaces. At over 300 feet x 5 feet, we would prevent @1500 square feet of new, heavily sloped impermeable surface in this otherwise wooded neighborhood.

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;

Agreed, as it will keep the neighborhood consistent. There are no sidewalks on this section of Rollins, between West Blvd and Edgewood to the East and South to the M-K-T trail. Some neighbors have told me they are not in favor of adding this standalone sidewalk and negatively affecting the beauty of the street. Safety hazards could also occur from changing the course of water flow down the large slope present where a sidewalk would go.

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;

In fact, this adjustment would likely represent an increase in safety for all parties. Because there is no adjoining sidewalk in any direction, Pedestrians and Cyclists would be required to enter and leave the roadway, which is more dangerous. Automobile drivers do not drive at excessive speeds because they see frequent walkers and cyclists on this road. A short sidewalk would be confusing and could lead to higher automobile speeds on this relatively low traveled street.

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

Agreed. This is a heavily wooded lot with a number of unique stone and wood stack sculptures. It’s very pretty. Our goal is to build a single story house and leave the lot in as untouched a state as possible. In order to preserve the natural beauty of this large lot, we wish to remove as few trees and vegetation as possible. No yard, just trees.

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

Agreed. As addressed above, a piece of unconnected sidewalk will not increase the safety of any person and in fact will likely increase danger for pedestrians and cyclists.

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