



For office use:

Case #:	Submission Date:	Planner Assigned:
---------	------------------	-------------------

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;

Providing no additional right of way dedication at College Ave. is supported by city staff as the required 20ft dedication per UDO would encroach significantly into the front of the property. Existing right of way for College Ave is established by existing structures and is acceptable by MoDOT who maintains this road currently. A permanent sidewalk easement was dedicated in 2017 for future improvements.

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 reduction in right of way dedication does not adversely impact any lands abutting replat nor does it adversely impact the owners or occupants of the property

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;

This existing right of way is currently acceptable and does not impact safety. It will not create a more difficult or dangerous situation for automobiles, bicycles or pedestrians. A permanent sidewalk easement was dedicated in 2017 for future improvements and better pedestrian circulation.

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

No additional right of way dedication on College Ave will not impact the effect or eliminate installation of improvements. The established College Ave. corridor North of Broadway currently has over 30 plus properties with structure within 20ft of existing right of way. The existing defined right of way with established structures from multiple property owners will prevent right of way widening of College Ave. Currently the owner has dedicated a permanent sidewalk easement and a temporary construction easements to MoDOT for an upcoming sidewalk improvement project to accommodate this improvement.

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

Providing no additional right of way at College Ave will not create an adverse impact on public health and safety.

¹ Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions
 C:\Google Drive\Planning\Design Adjustment Worksheet.doc
 Last saved by Rachel I. Bacon 1/3/2018 1:10:12 PM