



**City of Columbia
Planning Department**

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Section 29-5.1 (g) Public Improvements
(10' Utility Easement)

Design Adjustment Worksheet

For office use:

Case #: 74-2020	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 utilities needed to serve the area are already in place. So, the reduction to 3 feet from the required 10 feet still conforms to the city's policy to maintain utility services to be platted.
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 easement is adjacent to the street right of way and will not adversely affect any neighbors. There is a benefit to the neighbors in getting an easement they could use in the future.
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 existing conditions have been in place for over 100 years. The fully developed street and prove the reduced easement corridor will not be a problem for pedestrians or 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
The location of the existing homes create a situation that make it impossible to grant the required 10 foot easement. It is also not practical to put an easement into the existing structures.
5. The design adjustment will not create adverse impacts on public health and safety.
Nothing about this reduced easement width will change the existing conditions of the site. This reduced easement will allow more room for granting the desired right of way width.

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