

Design Adjustment Worksheet

If relief is sought from Section 29-5.1 of the Unified Development Code, the following form should be fully completed and submitted for each separate request, supplying all necessary information and documentation to support the request. The Planning and Zoning Commission will conduct a public hearing to consider the request, and will review the information provided on this form.

1. General Information

Name of Subdivision: Gordon's Subdivision, Plat No. 2

Section of the UDC from which the adjustment is being requested:

29-5.1(c)7(iii)

Explain what specific UDC standards or requirements are the subject of the request:

Alley width

2. Design Adjustment Criteria

If a design adjustment is requested per Section 29-5.2(b) of the UDC, 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 adjustment.

Please respond to the following and explain how the requested design adjustment complies with each of the below criteria:

- 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 does not conflict with the city's comprehensive plan or with policy by council.

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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 design adjustment will not create any significant adverse impact to any abutting property. All abutting and neighboring properties have buildings located up against the existing alley right of way, as well. this design variance will not impact them.

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;

Given every other building along the alley is located up against the existing alley right of way, this design adjustment will not make it more different or dangerous for automobile, bicycles, or pedestrians to circulate through the development.

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 unique situation in this case is that every building along this alley is located at the existing right of way line. By granting additional right of way at the location does not make it possible to expand the alley.

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

No adverse impacts on public health or safety would be created by this design adjustment.

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1. General Information

Name of Subdivision:

Section of the UDC from which the adjustment is being requested:

Explain what specific UDC standards or requirements are the subject of the request:

2. Design Adjustment Criteria

If a design adjustment is requested per Section 29-5.2(b) of the UDC, 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 adjustment.

Please respond to the following and 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;

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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;

Given the subject property is already developed and has been developed for will over 80 years, this design adjustment will not create any adverse impact to any abutting 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;

Given the site is already developed and nothing is being proposed to change, the design adjustment will not make it more difficult or dangerous for automobiles, bicycles, or 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

The unique feature in this case is that the existing building is less than 16 feet in width with other buildings immediately adjacent on either side. This does not allow for subdivision without being less than 30 feet in width.

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

No adverse impacts on public health or safety will created.

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1. General Information

Name of Subdivision: Gordon's Subdivision, Plat No. 2

Section of the UDC from which the adjustment is being requested:

29-5.1(f)1(iii)(B)

Explain what specific UDC standards or requirements are the subject of the request:

Tier Lot

2. Design Adjustment Criteria

If a design adjustment is requested per Section 29-5.2(b) of the UDC, 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 adjustment.

Please respond to the following and 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 does not conflict with the city's comprehensive plan.

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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;

Given the subject property is already developed and has been developed for well over 80 years. This design adjustment will not create any adverse impact to any abutting 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;

Given the site is already developed and nothing is being proposed to change, the design adjustment will not make it more difficult or dangerous for automobiles, bicycles, or 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

The unique feature in this case is that the existing building is less than 16 feet in width with other buildings immediately adjacent on either side. This does not allow for subdivision without being less than 30 feet in width.

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

No adverse impacts on public health or safety will be created.

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- 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 design adjustment will not create an adverse impact on land abutting the proposed plat.

- 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;**

Given the site is already developed, the design adjustment will not make it more difficult or dangerous for automobiles, bicycles, or 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**

The unique feature here, is that the requirement is in direct conflict with UDC. Specifically where it states that a building in the M-DT district shall be located within 18" of the right of way.

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

No adverse impacts on public health or safety will be created.

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