



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 the City's Comprehensive Plan calls for walkable communities with pedestrian facilities, it also notes that "New sidewalks may be installed as part of city sidewalk gap funding and paid for with benefit taxbills." This is an existing neighborhood from the 1930's-40's that does not have any sidewalks on West Walnut nor Bicknell Street and this stand alone sidewalk would be out of place and unused.

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;

Construction of a sidewalk here would require a 1.5' cut in the existing grade which would require the removal of a 20" diameter Oak tree and drastically impact an 8" twin River Birch tree on this property and would abruptly end at the adjoining 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;

As no one is likely to travel from the street to this sidewalk and back to the street again in 80', it will not make anything more difficult or dangerous.

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

As the right-of-way for the street for this developed neighborhood is not graded for a sidewalk and there are no other sidewalks around, it is somewhat unique. The design adjustment would not effect or eliminate the possibility for a comprehensive neighborhood sidewalk project in the future.

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

As it would be the only sidewalk on the street and it would not be used, granting the design adjustment would not impact the pattern of pedestrians or the safety of the public.

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