A land use request cannot ignore the applicable rules for development and the restrictions those rules place on the development.

JUSTIFICATION ON FLUM REQUEST

- Platted in 1956 two years after Ms. Simmons purchased her land
- Oak Hill significantly changed following annexation
- William Cannon was completed in 1989 now 37,000 cars and trucks a day with future of 60,000 a day roar past
- Existing sidewalks
- Curb and gutter
- Street lighting
- Hard corner with traffic light
- Designated crosswalks with traffic buttons
- All utilities
- 2 of the 4 street cuts needed onto William Cannon
- On bicycle route B
- We can provide more buffer than required
- A small 1 acre area on Reynolds could possibly be donated for a pocket park giving residents picnic tables and swings where families could meet with children or neighborhood potluck dinners.
- Not in the old or new floodplain
- Potentially gives eye on street increasing security for the neighborhood
- Bus stop on corner of William Cannon and 290
- Opens area for more pedestrian traffic
- Further limits traffic on Reynolds Road.
• WE ARE SURROUNDED BY HIGHER DENSITY AND HIGHER ZONING THAN WE REQUEST
• ZONING REQUEST IS COMPATABLE AND CONSISTANT WITH CURRENT STANDARDS
• REQUEST IS RESONABLE AND CONSISTANT WITH INCREASED POPULATION DENSITY AND PROJECTED GROWTH
• MEETS STANDARDS FOR PROTECTION OF THE AQUIFER AND ALL WATER PROTECTION ISSUES
• INCREASED TAX BASE FOR CITY
• ELIMINATES SEPTIC SYSTEMS STILL IN USE IN SOME HOMES
• NOT REQUESTING MORE DENSITY THAT SOS ALLOWS
• INCREASES NEIGHBORHOOD SERVICES
• CURRENT LAND USE IS NOT APPROPRIATE
• INCREASE JOBS IN THIS UNCERTAIN TIME