

Late Backup

A land use request can not 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 POT LUCK 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**