

Rezoning Request Addendum

Notice of Intent:

- I. The purpose of this application is to seek a variance to the zoning conditions which requires the installation of a sidewalk, curb and gutter along the property frontage.
- II. We are seeking the following variances to the zoning conditions
 - a. Remove the requirement for sidewalk along road frontage of property located at 4740 Shipp Rd.
 - b. Remove the requirement for curb and gutter be installed along road frontage of the property at 4740 Shipp Rd.
- III. The property is currently being used to construct a single-family dwelling
- IV. The proposed use of the property will be a single-family dwelling.
- V. Shipp Rd. is approximately 2 miles long. Along this 2-mile stretch, the sidewalk presence on the same side of the road as the property at 4740 is located at the entrance to the Lost Mountain Lakes subdivision. All other properties on the same side of the road as the property at 4740 do not have a sidewalk installed. The other side of the Shipp Rd. has a sidewalk that extends the entire length of Shipp Rd. Since it is unlikely that the city would be installing sidewalks, curbs and gutters on same side at the property at 4740, this would put an unnecessary \$30K financial hardship to require this for only this property.

Written Analysis:

- a. This variance request to the zoning condition does nothing to lessen the purpose and intent of the comprehensive plan, given that it will allow the frontage of 4740 to remain consistent with other properties along the same side of Shipp Rd.
- b. Approval of the requested variance to the zoning conditions will, at a minimum, ensure that the road frontage compliments the existing road frontage along the same side of the road as the residence being constructed.
- c. Approval of the requested variance to the zoning conditions will in no way detract from nearby and adjacent properties. The home under construction will increase the property values of the surrounding home which will provide more revenue to the city.
- d. In addition to the stated fact that no other properties along the same side of Shipp Rd currently has a sidewalk installed (except for the entrance to the Lost

Mountain Lakes subdivision) and curb and gutter installation is not consistent along the length and side of Shipp as the property in question, due to inflation, the cost to install the sidewalk, curb and gutter has become financially burdensome due to the increased cost of products and services to have this installed.

- e. Approval of this variance request will continue to allow all public facilities such as roads, schools, water, police and fire protection to be adequate for servicing the area.
- f. This request is not for a new zoning district. The current zoning district (R-15) is suitable for the property and does not introduce any conditions that are not anticipated by the comprehensive plan or reflected in the surrounding properties.
- g. Approval of the variance to the zoning conditions in question, does not introduce any conditions negative affecting the public health, safety, morality or general welfare to the surrounding area and will comply with all other condition of the current zoning district.