

Dylan and Billie Bates  
308 Cody Court  
Rezoning  
Exhibit 4

1. The amendment promotes the public health, safety, comfort, and convenience and general welfare and complies with the policies and official land use plan and other official plans of the City  
*The proposed rezoning of the property will allow a fence to be installed consistent and similar to adjacent properties*
2. The trend of development in the area of the subject property is consistent with the requested amendment.  
*The area will continue to be used as a residential yard area consistent with the adjoining R1B lot classifications.*
3. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.  
*The requested rezoning allows the current property to be consolidated with 2 adjacent R1B lots and will allow a sport court, fence and deck/patio to be installed.*
4. The subject property has not been utilized under the existing zoning classification for a substantial period of time.  
*The existing property had a residential home on it until 3-4 years ago. Since then it has been used as a yard. The owner is proposing to continue using the property as a yard and install a fence with gates, sport court and patio. However, due to the current R1A zoning is not the same as the R1B lots next to the lot, these improvements can't be made.*
5. The Amendment, if granted will not alter the essential character of the neighborhood and will not be a substantial detriment to the adjacent property.  
*This requested rezoning will not alter the essential character of the neighborhood nor be a substantial detriment to adjacent properties. The proposed fence will be similar to existing fences on adjacent properties and the sport court, patio and landscape improvements will enhance the area.*