



Payne & Brockway, P.A.

CIVIL ENGINEERS & LAND SURVEYORS

MARK HUGGINS, P.E.
MIKE HOWELL, R.L.S.
GERALD CONN, L.S.

CARMAN G. PAYNE, P.E. (1892-1963)
S.H. BROCKWAY, P.E. (1907-1989)
LEE MEIREIS, R.L.S. (1933-2010)
ED YOUNG, P.E., R.L.S. (1936-2011)
JOHNNY RAY, R.L.S. (RETIRED)

STATEMENT OF PURPOSE

We are requesting an approval from CTY RN-1, Residential Neighborhood 1 District, to R-1, Residential Single-Family for a proposed development containing 5 lots on approximately 1.393 acres. The proposed zoning district is compatible Comprehensive Plan as well as the surrounding neighborhoods.

The property was platted in 1954 and had a house on a portion of the property. The house was torn down late 2017 earlier 2018 and has remained vacant since that point.

The east side is bound by an existing road, Nelson Road as well as a platted Single-Family Residential subdivision, zoned RP-1. The north side is bound by a platted Single-Family Residential subdivision, zoned CTY RN-1. The south side is bound by an existing road, 122nd Street as well as a platted Single-Family Residential subdivision, zoned CTY RN-1. The west side is bound by an existing road, Timberlane Boulevard as well as a platted Single-Family Residential subdivision, zoned CTY RN-1.

Public infrastructures are in place for this development, except sanitary sewers. A Sanitary sewer extension and relocation of existing storm sewer will be proposed for this development.