

**CITY OF BREEZY POINT
PETITION FOR REZONING**

Gentlemen:

We (I), the undersigned, owner (s) of the property described in paragraph 1 below, do hereby respectfully petition your Honorable Body to amend the present Zoning Ordinance as hereinafter designated, and in support thereof, the following facts are presented:

Legal Description of Property *see 'exhibit A' ATTACHED*

Area of Subject Property,
Sq. Ft. or Acres
4.90 Acres

Present Zone
R-1 AND RC

Proposed Zone
R-4

Describe briefly the nature and expected effect of the proposed amendment.

This proposed Zoning amendment would provide a district that would allow for the connection and extension of public sewer to the property. This would allow for public sewer to be extended to the Cul-de-sac of Chickasaw Circle to allow future extensions as well as allow the current Whitebirch Vista property to be developed into a planned unit development, Common Interest Community (CIC) as shown on the attached sketch. This CIC would be developed and designed similar to the Whitebirch Estates also located on this golf course.

What error in the existing ordinance would be corrected by the proposed amendment?

The error that would be corrected by the proposed amendment would be the fact that municipal sewer is available to this site and fits the criteria for R-4 when combined into a planned unit development.

What changed or changing conditions make the passage of this amendment necessary?

The change that occurred from the original zoning of R-1 to present is the access to sewer availability. Whereas originally when Whitebirch Seven was platted sewer was not available.

Other circumstances which justify the amendment?

The proposed lands to be rezoned to R-4 will be connected to existing R-4 zoning lands.
Municipal sewer can be made available for the development of this property.

Date: 7-21-23

Robert R. Jensen
Applicant's Signature