

1. (c) The neighborhood character of Four Hills would be adversely effected with the addition of a sidewalk. There are no sidewalks on this street and sidewalks are out of character for the neighborhood. All the other houses have landscaping that goes to the curb.
2. This waiver will not be materially contrary to the public safety, health, or welfare. The streets are plenty wide for pedestrians and cars to share the road and cars tend to drive carefully as the lot is adjacent to the gold course.
3. The waiver would not cause significant material adverse impacts on surrounding properties. None of the other houses have sidewalks and waiving the sidewalk will have no adverse impacts.
4. The waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.
5. The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.
6. The waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.
7. The waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.
8. The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation is within Subsection 14-16-6-4(N) (Deviations) and is granted by the DHO.
9. The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).
10. This lot is low intensity and the sidewalk requirement is only on one side of the property. There are no sidewalks that would connect to it.