
APPLICANT RESPONSE STATEMENT ANNEXATIONS AND REZONINGS

1) Explain the intent of the requested zoning.

The subject property is zoned DT-MRA and DT-CBD. The applicant proposes to rezone the entire portion of the property to DT-CBD for a proposed office building with the existing restaurant building to remain.

2) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed use is consistent with the development of adjacent and nearby property which includes a newly completed amphitheater across Arnold Mill Road.

3) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

The proposed new office building will complement the nearby residential housing and will only be a benefit to the area by bringing places to work and employment to a vibrant downtown area.

4) Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned.

The property does not have a reasonable economic use as zoned because the property is split between two zoning categories.

5) Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The new office building will add a business use to a dense residential and retail area. The office use will provide a place for people who live in the downtown area to work.

6) Whether the proposed zoning is in conformity with the policy and interest of the land use plan.

The land use plan designates the property as the Urban Core. The proposed office use in addition to the current restaurant use is in conformity to the policy and intent of the land use plan.

- 7) **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approved or disapproval of the proposed zoning.**

The redevelopment of the property for professional office space will add a much needed use to downtown Woodstock. Downtown has plenty of housing and restaurant uses, but needs to balance those uses with office space so residents can work close to home.