

APPLICANT RESPONSE STATEMENT

ANNEXATIONS AND REZONINGS

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

If this application is in response to an annexation and/or rezoning, please respond to the following standards in the form of a written narrative:

1. Explain the intent of the requested zoning.

The subject property was zoned as part of the South on Main master planned community. The zoning approved in 2014 known as Cases A#006-14, Z#071-14 and CUP #019-14 annexed the property into the City of Woodstock, rezoned the property for residential and approved the use for apartments. At this time, the applicant would like to adopt a revised master plan dated August 7, 2017 showing connection to the trail network for Noonday Creek and street connections as depicted on the plan.

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 revised master plan is very similar to the previous master plan and permits a use that is suitable in view of the use and development of adjacent and nearby property.

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

The revised master plan provides better connection to the trail network and better street connections, which makes the plan more advantageous to the adjacent and nearby property.

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

The subject property is a large site and as such, the property is being developed in phases. The developer needs to adjust the master plan as conditions change during the development. These adjustments make the project economically feasible for the developer.

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 zoning was approved in 2014 and the effect on streets, utilities and schools has already been taken into account. The applicant is requesting a change to the master plan.

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

The zoning was approved in 2014 and was at the time, and still is, in conformity with the policy and interest 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.

It has been three years since the original zoning was approved. As conditions change with the market and with the development as it is currently being built, changes to the master plan are necessary to ensure this is the best plan for the developer and for the City of Woodstock.

Nov. 1