

# 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.

1. Explain the intent of the requested zoning.

The Applicant requests a rezoning from DT-CBD (Downtown Central Business District) with conditions to DT-CBD to be based upon the conceptual site plan submitted as part of this application. (see Letter of Intent)

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 development is consistent with the City's redevelopment plans for the downtown area as per the Downtown LCI.

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

Adjacent and nearby property should not be adversely affected. Nearby properties should actually benefit from the alley connection between Main Street and Market along the south side of the property.

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

The property is currently in commercial use. Whole Nine Yards and Sew Main Street are the current businesses on the property.

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 proposed development will further the LCI goal of better grid connectivity with a alley connecting Market and Main Street; existing water and sewer are available; and no significant impact is expected on the school system.

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

The proposed mixed-use and proposed zoning is in conformity with the Downtown LCI update to the City's Comprehensive Plan. The property is designated as T-6 Urban Core in the Comprehensive Plan. In particular it meets the stated goals to: "Increase the viability of live, work and entertainment choices within the downtown area; Preserve, protect and enhance the urban core's historic and future role as the civic and economic center of Woodstock; Improve the aesthetics of the public street and built environment; Promote pedestrian safety by ensuring sidewalk-oriented buildings and attractive street-facing facades that foster pedestrian activity and liveliness; and Increase transportation accessibility and mobility options and improve traffic flow in and around the downtown area."

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 City has identified the downtown area as the downtown core to provide the widest range of mixed uses through differing scales and intensities. This is consistent with the LCI adopted by the City as an update to its Comprehensive Plan.

RECEIVED Feb 02 2018