

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.

Applicant's property is currently zoned CBD with conditions that allow for 30,000 square feet of office/retail and 54 condominiums. The applicant proposes to amend the current zoning conditions that were adopted in 2006 to reduce the office space to a single 20,000 square foot office building and separate condominium buildings with a total of 38 condominiums. The applicant also seeks to remove the Historic Overlay (HO) because the mercantile style proposed by the applicant is not an approved architectural style found in the HO.

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 adjacent and nearby properties along Main Street are used in similar ways for residential and commercial uses. The proposed modification in the 2006 zoning conditions is more in keeping with the current development requirements.

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

This proposal will not adversely affect the existing use or usability of nearby properties. This proposal of residential and office use is compatible with nearby properties and will provide a transition from the lower density neighborhoods of Serenade and South on Main to the higher density condominiums further north into downtown.

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

The zoning conditions from the 2006 zoning required the construction of tall buildings with retail on the first floor and condominiums above. The cost of developing this product does not work today. Therefore, as zoned the property does not have a reasonable economic value.

- 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 proposal will not cause an excessive burden on streets, utilities or schools. Any extra usage will be more than offset by the additional revenue to the City's and County's tax base.

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

This area is designated as T6-Urban Core and the proposed development is in conformity with the land use plan for mixed use development and vertical residential development.

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

Woodstock has become a very desirable place to live, work and play. Due to the City's popularity, land prices have greatly increased. The market is attracting different types of buyers and workers that would be interested in living and working in this project and they desire architectural features that are incompatible with the Historic Overlay.