

APPLICANT RESPONSE STATEMENT

ANNEXATIONS AND REZONINGS

1. The Owner(s) are requesting to reduce the front yard setback on specific interior lots, attached as "Mews Lots List," from ten feet to five feet. The reduction in the front yard setback will not reduce the common space as the common space effectively become the space between front porch to front porch. The reduction in the front yard setback will allow buyers the ability to request a larger private backyard, a longer driveway for additional parking, or deeper house plans which could accommodate a master bedroom on the main floor. This requires a condition change of case Z#062-12, Condition #3 (b) pertaining to R-3C lots.
2. The proposal will allow for more flexibility with plan selection, allowing the builder to sell to a broader pool of home buyers. The additional flexibility will allow for additional master down floor plans, which will remain consistent with the other existing product in the community.
3. This proposal is applicable only to interior lots of the Oakhurst subdivision, and therefore would have no impact on other adjacent property owners. The proposal is consistent with the original rezoning and development of the Oakhurst subdivision.
4. The property does currently have a reasonable economic use as currently zoned. The applicant and owners are striving to produce extraordinary product and developments. The proposal will help to further enhance the subdivision by allowing new plan creation and better use of the property. Oakhurst is a unique and innovative community which utilizes a new urbanist land plan with many unique challenges. This request seeks to provide relief and enhance the development to create a better long term product for the residents within Oakhurst.
5. The proposal will have no impact on existing streets, transportation facilities, utilities, schools, or other existing, proposed, or surrounding infrastructure. The proposal does not add additional units.
6. The proposal is not a change to the current land use, therefore should have no impact on the land use plan.
7. The proposal is being submitted due to a change in market conditions. The buyer's desires and profiles have changed, requiring the builder and developer to continue to adapt to meet market demands. Supporting this proposal will provide the builder with the opportunity to serve a broader range of potential buyers, ultimately contributing to the continued success of the Oakhurst community, and the growth of Woodstock.