
**APPLICANT RESPONSE STATEMENT
ANNEXATIONS AND REZONINGS**

1) Explain the intent of the requested zoning.

Rezone the property from DT-GC to DT-MRA for a townhome community.

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 property is zoned DT-MRA so the use is suitable in view of the adjacent property.

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

The proposed use will not adversely affect the use or usability of adjacent or nearby land. The property is currently zoned for a potentially more intensive use. The all residential use will be compatible with the existing adjacent subdivision that is zoned DT-MR-A.

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

As zoned, the property has no reasonable economic use because there isn't a market for mixed use on this section of Woodstock Parkway. The all residential proposal is economically more viable than the mixed use required by DT-GC.

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 use is less intensive than allowed by DT-GC and the property is located on an existing arterial corridor and close to the interstate interchange.

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

The proposed townhome neighborhood is in compliance with the T-4 Neighborhood Living land use designation.

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- 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 property is located in an area where the city anticipates residential development of this intensity. The adjacent property is zoned DT-MRA making the zoning category consistent with nearby property.

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