

# 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 requests to rezone the portion of property fronting on Main Street from DT-MR-A to DT-RO to allow for commercial buildings. The Woodstock Zoning Map already has the frontage property zoned DT-RO but there is a question whether the minutes are correct and the limits of this zoning category. The rezoning request is to make the map correspond with the minutes and to more accurately define what is DT-RO and what is DT-MRA. The rezoning request does not change the approved site plan or the approved uses under the previous zoning actions. The request only aligns the development plat with the correct zoning category.

**2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

Commercial buildings fronting Main Street are suitable and preferred on Main Street to encourage walkability in the downtown area. Having commercial areas this far south will extend the commercial areas of Main Street and encourage redevelopment of nearby properties.

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

The proposal will only benefit nearby property by bringing local retail closer to residential areas that are further from the central business district of downtown Woodstock.

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

The property could be developed as residential, however, the Future Land Use Plan is T-6 Urban Core which calls for commercial/retail development.

**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 result in a use that will cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

The Future Land Use Plan for this area is T-6 Urban Core. Commercial property pulled up to the street with no parking in between is in conformity with T-6 Urban Core.

**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 behind this proposed rezoning is being developed as 575 residential units which will provide a ready customer base for this commercial use.

Nov. 1