



CITY OF WOODSTOCK
Application for Public Hearing

Important Notes:

1. Please check all information supplied on the following pages to ensure that all spaces are filled out accurately before signing this form. This page should be the first page of your completed application package.
2. All documents required as part of the application package shall be submitted at the same time as the application. Incomplete application packages WILL NOT BE ACCEPTED.
3. Please contact the Planning and Zoning Division of the Community Development Department at 770-592-6050 if you have any questions regarding the application package, this application or the public hearing process.

Contact Person: Julie Miller Phone: 770-641-1942

Applicant's Information:

Name: FCA Realty, LLC

Address: 1000 Chrysler Drive Phone: 248-512-2702 (Jeffrey Sloan)

City, State, Zip: Auburn Hills, MI 48326 Fax: _____

Property Owner's Information: same as above

Name: Ridgewalk Holdings, LLC

Address: 5000 Hakes Drive, Suite 700 Phone: 231-798-9235 (Tom Rumpitz)

City, State, Zip: Muskegon, MI 49441 Fax: _____

Requested Public Hearing (check all that apply):

Annexation

Conditional Use Permit

Rezoning

Comprehensive Plan Amendment

Variance

Other: _____

STAFF USE ONLY:

Case: CUP # 040 - 18

Received by: _____

Fee Paid: \$ _____

Date: _____

PUBLIC HEARING SCHEDULE:

Public Input Meeting: _____

DPC Meeting Date: _____

Planning Commission: _____

City Council: _____

Other: _____

* No invoices added yet.

RECEIVED
4/5/18

Property Information:

Location: Land Lots 852, 877, 878 15th District 2nd Section

Current Zoning: NC-TCT (New Community Town Center) Total Acreage: 12.640 acres

Tax Map #: 15 N 17 Parcel #: 001 Future Development Map Designation: CVC

Adjacent Zonings: North NC-TCT South LI (Tech Park) East NC-TCT West LI (Tech Park)

Applicant's Request (Itemize the Proposal, including code sections for Variance requests):

The applicant requests the City's review and approval of a parcel within a master planned mixed-used development in the NC-TCT zoning district. The review and public hearings associated with this request will include a Conditional Use Permit for Automobile/Truck Sales and Service. This request also includes variances from various sections of the City of Woodstock's Form Based Code.

Proposed Use(s) of Property:

Commercial use (Automobile/Truck Sales and Service), utility infrastructure, and stormwater management facilities.

Infrastructure Information:

Is water available to this site? Yes No Jurisdiction: Cherokee County

How is sewage from this site to be managed?

Onsite sewer system to connect to the Cherokee County sewer system on the west side of the property.

Will this proposal result in an increase in school enrollment? Yes No

If yes, what is the projected increase? N/A students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home	N/A	0.725	N/A
Multi Family (Attached) Home	N/A	0.287	N/A

Traffic Generation:

If a traffic study is not required as part of this application, complete the following charts to estimate traffic generated by the proposal. Information for additional residential and all commercial/industrial development shall follow the summary of ITE Trip Generation Rates published in the Transportation Planning Handbook by the Institute of Transportation Engineers.

What is the estimated number of trips generated? 120 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	N/A	9.57	N/A
220	Apartment	N/A	6.63	N/A
<ul style="list-style-type: none"> A unit for residential purposes is equal to one residential unit. For commercial/industrial uses it is defined in the ITE table, but most often is equal to 1,000 square feet of floor area for the use specified. 				

Authorization:

Upon receipt of the completed application package, the Community Development Department shall notify the applicant of scheduled date, times, and locations of the public meetings/hearings. The applicant or a representative must be present to answer any questions that may be asked. In the event that an application is not complete, the case may be delayed or postponed at the discretion of the department.

This form is to be executed under oath. I, Jeffrey C Sloan, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This 3 day of April, 2018.

Print Name Jeffrey C Sloan

Applicant Signature 