

## 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.**

The applicant is seeking to amend a zoning condition that required the amenity package to be completed prior to the issuance of the 25<sup>th</sup> building permit.

**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 zoning condition was intended to make certain the amenity area was completed in a timely fashion. The condition did not anticipate the rapid sales rate leading to a lot more building permits being issued quickly. The amenity area is currently permitted and under development but it will not be open until the spring time when the pool will be completed. It is anticipated that the sales demand means more than 25 building permits will be needed prior to the opening of the amenity package. However, the number of homes with CO's will not be close to 25. It would be bad for the buyers if sales have to stop because permits cannot be obtained.

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

The amendment of the zoning condition has no impact on surrounding properties.

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

The zoning condition will create an unreasonable hardship if construction and permitting has to stop until the pool can be opened.

**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 zoning condition has no impact on schools or other infrastructure.

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

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The zoning condition does not relate to the land use plan.

- 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 zoning condition did not anticipate the quick sales volume and the need to pull permits in an orderly fashion while the amenity package is being completed.