

## **Additional Criteria Questions for Single-Family Attached (from 7.506)**

b. Residential, Single-Family Attached is a Conditional Use in all districts where it is permitted. The following criteria shall be used for evaluating Conditional Use Permit proposals for Attached product, in addition to the criteria listed in [Section 7.503](#)—Conditional Use Permit Review Criteria:

i. Whether or not the proposed location and site is appropriate for a townhome product, and whether the property could have a higher and better use.

This site is perfectly suited as a townhouse product as it directly adjacent to multiple townhouse communities as well as apartment communities. A single family detached product wouldn't make sense in a downtown setting such as this. Unfortunately, b/c of it's small size and limited parking, a commercial project isn't very viable here.

ii. Whether or not the proposal includes a mix of housing types and/or price points.

The product would likely be priced in the 500+ category. However, the studio setting on the ground floor may allow an owner to rent a small space in downtown Woodstock at a very affordable price if they so choose.

iii. Whether commercially zoned property is proposed to be converted to a primarily residential use.

This parcel is not currently zoned commercial.

iv. Whether the proposal includes innovative or unique design.

Yes, this property will be innovative in that it will incorporate outdoor, rooftop living space for occupants to enjoy the downtown atmosphere.

v. Whether the proposal includes the construction of street connections and/or Greenprints Trail connections.

While there is no direct access to Greenprints from this particular property, we do plan to incorporate a connection of 10ft sidewalk along our portion of Dupree.