

## APPLICANT RESPONSE STATEMENT

## ANNEXATIONS AND REZONINGS (Addendum to Page 5)

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.

Worthing proposes to amend the existing Form Based Infill Village zoning the Pacific Group obtained in December 2018 for a proposed multifamily development with a coffee shop/retail parcel and a fire station parcel. The proposed development includes the donation of 16 acres to the city of Woodstock.

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 property is adjacent to the Park 9 multifamily project. The proposal uses the street grid system created by Park 9 and will include a streetscape along Ridgewalk Parkway that will tie the project with the other development on Ridgewalk Parkway. This development is suitable given the adjacent and nearby uses. The project includes a significant amount of greenspace and buffers with adjacent properties and the extension of the Greenprints trail network.

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

The traffic impact created by the proposed project is almost identical to the traffic impact of the proposed Pacific Group proposal. The project includes buffers with adjacent properties. The use will not negatively impact adjacent or nearby properties.

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

The proposed site plan in the existing zoning has some engineering challenges that make that plan relatively difficult to build. This engineering challenges make that zoning uneconomic.

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 property is currently zoned Form Based Code Infill Village with a proposed site plan containing 241 attached and detached homes. The proposed 286 multifamily units will not increase the impact or burden on the existing streets, utilities, or schools. The applicant will work with the city and county engineers to ensure the project will accommodate planned improvements at the interstate interchange, including the potential donation of needed right of way.

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

The proposed use is in conformity with the Regional Activity Center designation for the subject property. The project is at an interstate interchange which is where good planning puts more dense residential uses. This puts residents close to traffic corridors, shopping and work.

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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.

Worthing recently completed The View at Woodstock which is located behind the Target shopping center on Highway 92 at Interstate 575. The success of this project shows that Worthing's product is embraced by the local housing market. They appeal to a wide demographic with high end finishes and amenities. There is much more demand for their product in the area. The property has significant development issues. Worthing solves this challenge by putting their project on the north end of the property and donating the southern 16 acres to the city of Woodstock.

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