

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 Zoning Administrator in the Community Development Department at 770.592.6039 if you have any questions regarding the application package, this application or the public hearing process.

Contact Person: David Shanahan Phone: 770-955-0404

Applicant's Information:

Name: Dimension Development Partners, LLC
 Address: 6400 Powers Ferry Road NW, Suite 100 Phone: 770-955-0404
 City, State, Zip: Atlanta, GA 30339 Fax: 770-955-6598

Property Owner's Information:

same as above

Name: Atlanta Outlet Parcels, LLC 2030 Hamilton Place Blvd., Ste. 500, Chattanooga, TN 37421
 Address: c/o Horizon Group Properties, Inc. 5000 Hakes Drive #500 Phone: 231-798-9235
 City, State, Zip: Muskegon, MI 49441 Fax: 231-798-5100

Requested Public Hearing (check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Variance | |

STAFF USE ONLY:	PUBLIC HEARING SCHEDULE:
Case: <u>V</u> # <u> </u> - <u> </u>	Public Input Meeting: <u>October 30, 2012</u>
Received by: <u>Path Hart</u>	Planning Commission: <u>December 6, 2012 7PM</u>
Fee Paid: \$ <u>700.00</u>	Board of Appeals: <u>N/A</u>
Date: <u>10.5.12</u>	City Council: <u>December 10, 2012 7PM</u>
	Other: <u>DPC</u> <u>November 7, 2012</u>

Property Information:

Location: Outlot #6, The Outlet Shoppes at Atlanta

Parcel Identification Number(s) (PIN): _____ Total Acreage: 1.09 Acre

Existing Zoning of Property: LI/Tech Overlay Future Development Map Designation: _____

Adjacent Zonings: North _____ South _____ East _____ West _____

Applicant's Request (Itemize the Proposal):

See attached

Proposed Use(s) of Property:

Retail

Infrastructure Information:

Is water available to this site? Yes No

Jurisdiction: City of Woodstock

How is sewage from this site to be managed?

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

If yes, what is the projected increase? _____ students

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

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? 840 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/Townhome		9.57	
220	Apartment		6.63	

* 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 dates, 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, David K. Shanahan, 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 4th day of October, 2012.

Print Name David K. Shanahan

APPLICANT RESPONSE STATEMENT VARIANCES

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 a variance, please respond to the following standards in the form of a written narrative:

1. Explain requested variance.
2. How any special conditions and circumstances existing on the property which are peculiar to the land, structure(s) or building(s) involved and which are not applicable to other lands, structure(s) or building(s) in the same district.
3. How the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of right commonly enjoyed by other properties within the same district under the terms of the Zoning Ordinance.
4. How the special conditions and circumstances do not result from the actions of the applicant.
5. How granting of the variance requested will not confer on the applicant any special privileges that is denied by the Zoning Ordinance to other lands, structure(s) or building(s) in the same district.
6. How no non-conforming use of neighboring lands, structures, or buildings in the same district and not permitted or non-use of lands, structure(s) or building(s) in other districts shall be considered grounds for issuance of a variance.
7. Explain how this requested variance is the minimum necessary that will allow the reasonable use of the land, structure(s) or building(s).
8. Explain how, if granted, this requested variance will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, surrounding properties or otherwise detrimental to the public welfare.