

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: Jason Scheidt Phone: 404-304-0439

Applicant's Information:

Name: One Square Developments, LLC
 Address: 11212 Snowy Owl Ln, Phone: 404-304-0439
 City, State, Zip: Alpharetta, GA. 30022 Fax: _____

Property Owner's Information:

same as above

Name: 122 Dupree Rd., LLC
 Address: 2295 Town Lake Pw, Ste 116 Phone: 770-231-8667
 City, State, Zip: Woodstock, GA. 30189 Fax: _____

Requested Public Hearing (check all that apply):

- Annexation Comprehensive Plan Amendment
 Rezoning Other:
 Variance

STAFF USE ONLY:	PUBLIC HEARING SCHEDULE:
Case: <u>Z #065-13</u>	Public Input Meeting: <u>Deadline May 1, 2013</u>
Received by: <u>Pat HART</u>	Planning Commission: <u>6.6.13 @ 7PM</u>
Fee Paid: <u>\$ 750.00 ck# 1225</u>	Board of Appeals: <u>N/A</u>
Date: <u>4.5.13</u>	City Council: <u>6.17.13 @ 7PM</u>
	Other: <u>DPC</u> <u>5.8.13 @ 10.AM</u>

Chambers at City Center.
 Building Dept Annex

Property Information:

Location: 122 Dupree Rd./Northside of Dupree Approx 1374' west of Main/South of Coshon

Parcel Identification Number(s) (PIN): 15N12189 Total Acreage: 2.520

Existing Zoning of Property: DT-RO Future Development Map Designation: T5-Urban Village

Adjacent Zonings: North DT-MR-A South DT-MR-A East DT-MR-A West DT-MR-A

Applicant's Request (Itemize the Proposal):

Applicant is requesting a zoning change from DT-RO to DT-MR-A for the purpose of 15 single family homes on 2.52 acres of land on the north side of Dupree Rd, west of main street and south + west of Coshon Lrv. All adjacent properties are zoned DT-MR-A + this zoning is consistent w/ the future Dev. map which designates the property as T-5 Urban Village

Proposed Use(s) of Property:

Upto 15 single family detached homes

Infrastructure Information:

Is water available to this site? Yes No Jurisdiction: City of Woodstock

How is sewage from this site to be managed?

The sewage will be controlled by tapping into available City sewer piping that is accessible from the subject property.

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

If yes, what is the projected increase? 10.8 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home	15	0.725	10.8
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? 143 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/Townhome	15	9.57	143
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, Jason Scheidt, 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 2 day of April, 2013.

Print Name JASON SCHEIDT

Applicant is requesting a zoning change from DT-RO to DT-MR-A for the purpose of 15 single family homes on 2.52 acres of land on the north side of Dupree Road (122 Dupree), west of Main Street and south and west of Goshen Lane. All adjacent properties are currently zoned DT-MR-A and this zoning is consistent with the Future Development Map which designates this property as T5-Urban Village.

- 1) The applicant intends to develop the lot into a community of up to 15 single-family detached homes in an urban style with shared open space and drives creating a small in-town neighborhood enclave within easy walking distance to Downtown Woodstock and all of the amenities surrounding Main Street.
- 2) The adjacent properties at Goshen Lane and Woodberry Court have been built out to a much higher density in the same zoning category than what we plan to develop. Our goal is to offer detached homes in a site plan that creates a community feel with several common green spaces shared by the new community. The current zoning of the parcel appears to be a "spot" zoning according to the Woodstock zoning map and is not consistent with the surrounding properties.
- 3) No adverse effects should come from the proposed zoning category. The zoning we are seeking is in line with the surrounding zonings, currently in place, as well as the Future Development Map from the City of Woodstock.
- 4) The current DT-RO zoning on this lot is site specific and has been designed for an office building in a primarily residential area. There is currently an overabundance of office space and great demand for single family residential, especially within the immediate Downtown Woodstock area. The desired DT-MR-A zoning would be more consistent with the surrounding uses and the Future Development Plan.
- 5) Because of the proximity to Main Street and the central business district of Downtown Woodstock, the proposed use would have little impact on the transportation facilities and the existing streets as it is within walking distance to the CBD area. The proposed project would be creating up to only 15 homes on a 2.52 acre lot and will feature building standards that meet or exceed the new Georgia Energy Code further reducing the impact on utilities. The urban design and easy walkability to Downtown Woodstock will most likely attract single professionals, downsizing families (with kids now off to college), retirees and empty nesters who will create little impact on the school system while still adding to the tax base for the schools.
- 6) The desired MT-MR-A zoning is consistent with the Future Development Plan as shown in the Future Development Map of Woodstock.
- 7) The requested zoning is consistent with the Future Development Plan as well as the current zoning of the surrounding properties. All properties on all four sides of the subject lot are zoned MT-MR-A.