



CITY OF WOODSTOCK
Application for Public Hearing

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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 Planning and Zoning Division of the Community Development Department at 770-592-6050 if you have any questions regarding the application package, this application or the public hearing process.

Contact Person: Parks F. Huff, Esq Phone 770 422 7016

Applicant's Information:

Name Ridgewalk Holdings, LLC

Address P.O. Box 72708 Phone 770 422 7016

City, State, Zip: Marietta, GA 30007 Fax _____

Property Owner's Information:

same as above

Name: _____

Address _____ Phone: _____

City, State, Zip: _____ Fax _____

Requested Public Hearing (check all that apply):

Annexation

Conditional Use Permit

Rezoning

Comprehensive Plan Amendment

Variance

Other _____

STAFF USE ONLY:

Case CUP # 028 - 2015

Received by: Katie Parker

Fee Paid \$ 1,100.00 ch# 1974

Date 12-4-15

USE: 004715-2015

PUBLIC HEARING SCHEDULE:

Public Input Meeting 12-30-15

DPC Meeting Date: 1-6-16

Planning Commission 2-4-16

City Council 2-22-16

Other _____

Property Information:

Location North side of Ridgewalk Parkway, east of Interstate 575

Current Zoning NC-TCT Total Acreage 68.88

Tax Map #. 15 N 17 Parcel # 001 Future Development Map Designation CVC

Adjacent Zonings North RD & HI South CVC East HI West LJ

Applicant's Request (Itemize the Proposal, including code sections for Variance requests)

The Applicant requests the City's review and approval of a master planned mixed-use development in the NC-TCT zoning district. The review and public hearings associated with the request will include Conditional Use Permits for multi-family residential and gas station. This request also includes variances from Table 12.A, Table 8, Section 18.11, Section 18.409 and Table 7 of the City of Woodstock's Form Based Code

Proposed Use(s) of Property:

Mixed-use to include retail, restaurant, recreational space and residential

Infrastructure Information:

Is water available to this site? Yes No Jurisdiction Cherokee County

How is sewage from this site to be managed?

Tie into the existing sewer managed by Cherokee County.

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

If yes, what is the projected increase? 91 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	-
Multi Family (Attached) Home	320	0.287	91.84

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? 2,122 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome		9.57	
220	Apartment	320	6.63	2,121.6

• 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 date, 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, Parks F. Huff, Attorney for Applicant, 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 4 day of December, 2015.

Print Name Parks F Huff, Esq.

Applicant Signature [Signature]