
APPLICANT RESPONSE STATEMENT CONDITIONAL USE PERMITS

1) Explain requested conditional use permit.

Piedmont requests a Conditional Use Permit (“CUP”) for 64 boutique rental apartments as part of a development that will include 14,000 square feet of commercial space and a parking deck with 265 parking spaces.

2) Whether or not there will be significant adverse effect on the surrounding area in which the proposed use will be located.

There will not be any adverse effects related to the proposed rental units. The relatively small complex will provide an option for people who could afford to buy but prefer to rent. The larger units which will range from 1,100 to 1,500 square feet will provide an option that isn’t currently available. The mixed use component and the 265 space parking deck will be an added benefit to downtown Woodstock.

3) Whether or not the use is otherwise compatible with the surrounding area.

The proposed apartments are compatible and consistent with current downtown Woodstock Development. The units are similar to the rental units and condominiums located across Main Street. The mixed use element is also similar to other developments in the area.

4) Whether or not the use proposed will result in a nuisance as defined under state law.

The proposed development will not result in a nuisance.

5) Whether or not quiet enjoyment of surrounding property will be adversely affected.

The neighbors quiet enjoyment will not be negatively affected. The applicant is willing to put limitations on the proposed development in the way of stipulations to ensure that nearby residents are not negatively affected.

6) Whether or not property values of surrounding property will be adversely affected.

The proposed development will increase property values in the area. This was confirmed by comments at the public participation meeting by realtors with knowledge of the Woodstock market and nearby property owners who believed

the proposal would increase their property values. The parking deck with excess parking will be an asset to other properties and businesses in the area.

7) Whether or not adequate provisions are made for parking and traffic considerations.

The proposal has an excess amount of parking which will be a benefit to the area. The access to the parking deck is off of Market Street which will help reduce traffic on Main Street. The angled parking spaces proposed along Main Street will also increase parking options in downtown Woodstock.

8) Whether or not the site or intensity of the use is appropriate.

The proposed intensity is appropriate and consistent with other developments in the area.

9) Whether or not special or unique conditions created by the use are consistent with the purpose, intent and goals of the Comprehensive Town Plan.

The property is defined as Urban Core in the Comprehensive Town Plan which anticipates the proposed intensity and the type of mixed use development.

10) Whether or not adequate provisions are made regarding hours of operation.

The proposed CUP is for residential rental units which are by definition used twenty-four hours a day. The applicant will agree to appropriate limitations on the use of decks or patios.

11) Whether or not adequate controls and limits are placed on commercial and business deliveries.

The CUP request is for a residential use. The applicant will agree to appropriate limitations on trash or other services.

12) Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.

The area is defined as an Urban Core and the proposed development is consistent with this definition. This designation does not anticipate transitions between uses but the development of an appropriate streetscape.

- 13) **Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.**

The public's health safety and welfare or moral concerns will not be adversely affected by 64 rental residential units. The Urban Core area plans for additional residents in the area.

- 14) **Whether the application complies with any applicable specific requirements set forth in this chapter for conditional use permits for particular types of uses.**

The applicant will comply with applicable requirements of the city code.

- 15) **Whether the applicant has provided sufficient information to allow full consideration of all relevant factors.**

The applicant will supplement the application with architectural renderings.

- 16) **Whether the conditional use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards.**

The CUP does not create any unusual odors.