

**Please indicate the reason for requesting rezoning.**

Since we have begun the process of looking at redevelopment in the Alvamar area, we have been approached by several individuals that see an advantage and/or synergy of medical office uses to be associated with the golf course. We feel it is more appropriate for an RMO (office) zoning than an RM zoning, in which we would list these uses as accessory.

**1. How does the request conform with the Comprehensive Plan, Horizon 2020?**

A key feature of Horizon 2020 is that it supports infill development and redevelopment (see chapter 3 “General Plan Overview”). We feel this goes along with what we are trying to accomplish.

Our proposed RMO zoning is still technically a residential zoning, with limited office use to be included. The current proposal follows very closely with what Horizon 2020 would call a “mixed-use redevelopment center” (Chapter 4). The proposal would provide for a variety of residential offerings, office, and several recreational uses.

We also feel like our proposal goes along with the following chapters in Horizon 2020:

Chapter 8: Transportation – This will be met by providing a new and safe path to the proposed facilities.

Chapter 9 – This chapter references open space and recreation. While our proposed development is located on approximately 50 acres, all of the Alvamar Country Club exceeds 300 acres. By allowing the development in the proposed location, this will facilitate the existence of the open space and the continuation of the existing drainage channels.

Chapter 12: Economic Development - While this may not be an “economic development” plan based on employment growth, it is fair to argue that at the very least from a tax base standpoint, this proposal certainly helps maintain the tax base, if not increase it. If the proposal is denied, and Alvamar Country Club is not redeveloped, as proposed, it would be very conceivable that the tax base would suffer in this immediate area.

**2. To what extent will approving the rezoning detrimentally affect nearby properties?**

The property is currently zoned RM24-PD. The proposal of RMO-PD will not detrimentally affect the nearby properties. The current plan is to provide a new street from Bob Billings Parkway to the center of Alvamar Country Club. This street will serve at the primary entrance to the area, and therefore mitigate any possible infringement on adjacent properties.

**3. Describe the character of the neighborhood.**

The “neighborhood” consists of a private country club facility of approximately 30,000 square feet, a public clubhouse, cart barns, and two golf courses. Part of this should include the swimming pool, which is currently located at Bishop Seabury (Alvamar’s old tennis facility).

**4. What is the suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations?**

While the existing zoning is suitable at this time, to help with the redevelopment of the golf course, the new infrastructure, swimming pools, etc., the slight expansion between these two zonings aids in this redevelopment.

**5. What is the length of time the subject property has remained vacant as zoned?**

The original PUD of Alvamar dates back to the late 1960's. The golf course has recently changed ownership, and is in need of a renovation. The proposals before the City are to aid in this renovation, which includes a new street to access the improvements. The previous zoning, PUD, was deemed inappropriate by the City, due to the numerous changes in the development code since the original development. So while the area is not "vacant", the existing facilities are out of date with the current planning practices. The proposed zoning is more appropriate for a 2016 development.

**6. What is the gain, if any, to the public health, safety, and welfare if this application were approved as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application?**

The gain to the public is to help insure the longevity of Alvamar Country Club as a whole.

The current proposal is to help eliminate the hardships that Alvamar Country Club have been dealing with for years, which is what led to the eventual sale of the club. If this zoning were denied, this hardship would continue, and thereby not provide a viable source of income to help with the improvements.