



Petition No. RZ10-05, CV10-01 and CU10-03

HEARING & MEETING DATES			
Design Review Board Meeting 5/4/10	Neighborhood Meeting 5/20/10	Planning Commission Hearing 8/17/10	Mayor and City Council Hearing 9/13/10
APPLICANT/PETITIONER INFORMATION			
Property Owners Ramco-Gershenson, Inc,	Petitioner Core States Group	Representative Ed Wizner	
PROPERTY INFORMATION			
Address, Land Lot, and District	2925 Holcomb Bridge Road Land Lots 825 & 832, 1 st District		
Frontage and Area	9.71 acres		
Existing Zoning and Use	O/P (Office Professional District)		
Overlay District 2027	Riverbank Campus Overlay District		
Comprehensive Future Land Use Map Designation	O/P (Office Professional)		
Proposed Zoning	C-3 Conditional (Highway Commercial District) and O/P (Office Professional)		
INTENT			

The applicant, Ramco-Gershenson Inc., is requesting to subdivide and rezone a portion (3.53 acres) of the 9.71 acre tract, located at 2925 Holcomb Bridge Road, from O/P (Office Professional District) to C-3 (Highway Commercial District) Conditional with variances in order to construct a Mr. Clean Car Wash, Tide Dry Cleaner and Daycare Center. The remaining 6.18 acres will remain O/P and kept in perpetuity as a conservation area. The subject property is located on the South side of Holcomb Bridge Road between Steeplechase Drive and Nesbit Ferry Road.

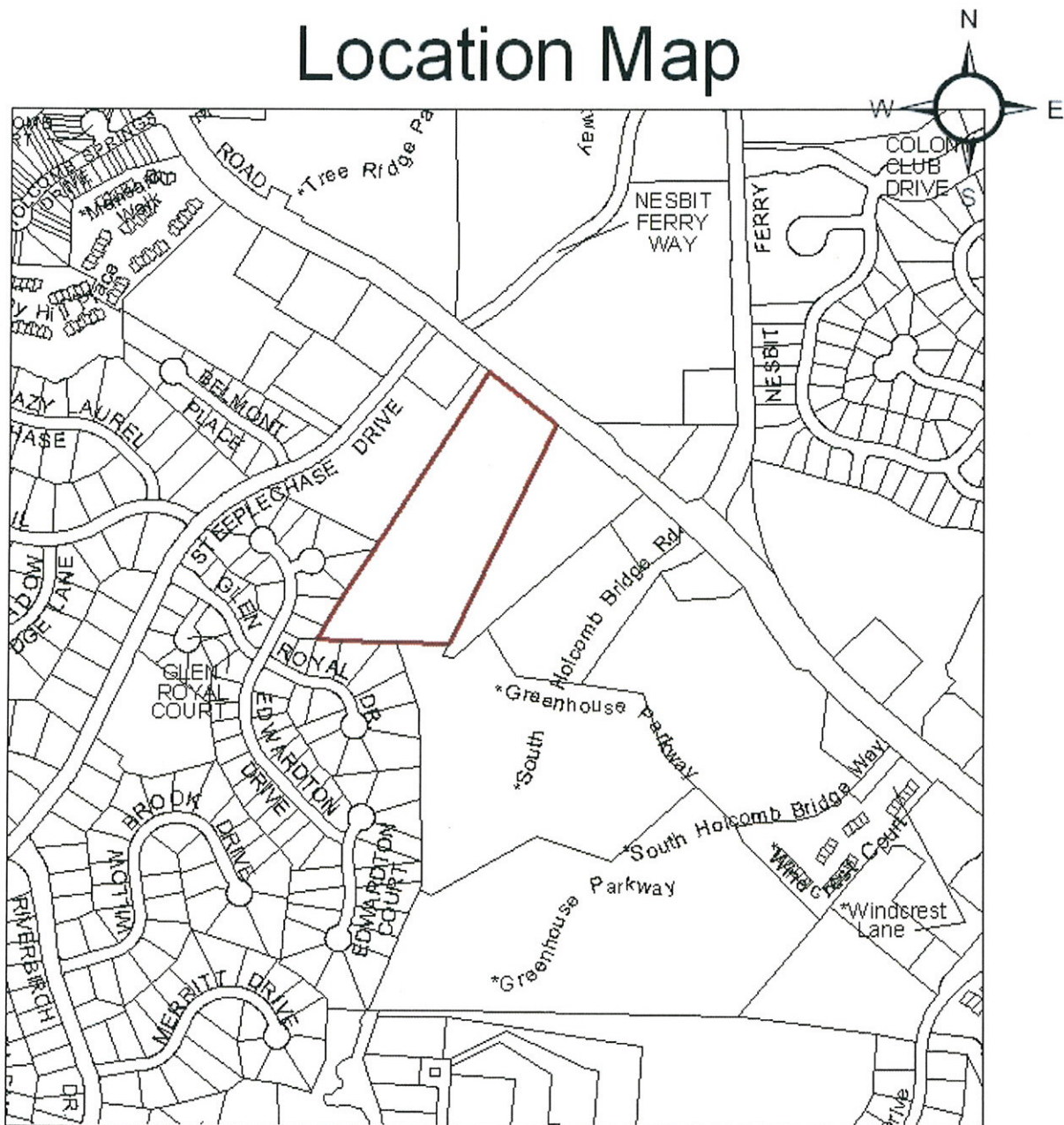
DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

RZ10-05, CV10-01 and CU10-03 - Denial

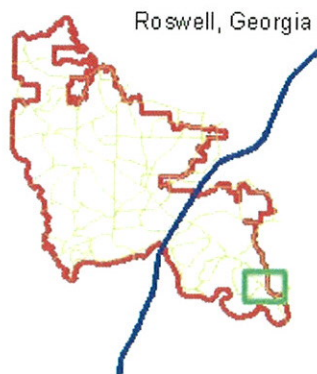
PLANNING COMMISSION RECOMMENDATION

The Planning Commission will hear this case during their regularly scheduled August 17, 2010 public hearing.

Location Map



1 inch = 581 feet



STAFF RECOMMENDED CONDITIONS

It is recommended that this application for rezoning RZ10-05, concurrent variance CV10-01 and conditional use CU10-03 be denied. Should the Mayor and City Council approve this rezoning, it shall be approved with the following conditions:

1. A plan in accordance with the August 2, 2010 plan must be submitted and approved by the City of Roswell Transportation Department and GDOT prior the issuance of an LDP.
2. The approved traffic light at this location must be installed and operational prior to the issuance of a Certificate of Occupancy for any of the proposed uses.
3. A division plat must be submitted and recorded with both the City of Roswell and Fulton County prior to the issuance of an LDP.
4. A conservation easement agreement and/or a separate deed for the 6.18 acres (as shown on the approved site plan) must be submitted and recorded with both the City of Roswell and Fulton County prior to the issuance of an LDP.

Variations/Conditional Uses:

1. Conditional Use to operate a car wash within a C-3 zoning district.
2. Variance to reduce the minimum required play area for a day care from 27,000sf to 8,000sf.
3. Variance to reduce the minimum landscape strip along the southern property line of Parcel 1 from 5 feet to 0 feet.

BACKGROUND

The subject property was annexed into the City of Roswell in December 1999 as a part of the Eastside annexation. At that time, the property was owned and occupied by the Holcomb Bridge Baptist Church and was zoned AG-1 (Agricultural). On April 14, 2003, the Mayor and City Council adopted a new zoning ordinance, whereby a new zoning classification was added entitled FC-A (Fulton County-Annexed).

In 2003, an application was made by the Trustees of Holcomb Bridge Baptist Church/Peter DeBenedictis to rezone the tract from FCA to C-3 in order to build a convenience store with gas pumps, a restaurant and three (3) two-story office buildings. On May 3, 2004, the Mayor and City Council approved and amended their rezoning request from FCA to O/P (Office-Professional District) with the following conditions:

1. The proposed site shall be restricted to office use at a density of 10,000 square feet per acre.
2. A revised site plan incorporating all conditions of zoning approval shall be submitted with the applicant's Design Review Board application.
3. An undisturbed area of 3.1 acres as indicated on the site plan received April 2, 2004 shall be preserved. There shall be no land disturbance of any kind in the undisturbed area.
4. The owner/developer shall provide additional landscaping to the parking lot area as approved by the Roswell Landscape Architect and City Arborist.
5. The owner/developer shall eliminate parking spaces in the rear of the site to save the two (2) twenty-four (24") inch specimen oak trees located along the stream buffer as required by the City of Roswell Landscape Architect and City Arborist.
6. The owner/developer shall install five (5) foot sidewalks with a two (2) foot grass strip along the entire parcel frontage with a thirty (30) foot curb and gutter as required by the Roswell Department of Transportation and the Georgia Department of Transportation.
7. The owner/developer shall provide interparcel access from the storage spot development as required by the Roswell Transportation Department.
8. The project shall comply with the Riverbanks Campus Design Guidelines.

In 2004, a lawsuit was filed in Superior Court against the City of Roswell by Ramco-Gershenson, Inc., et al. During the settlement, a set of plans, dated April 13, 2005, were agreed upon that included 8 office buildings (48,000 square feet), a bank (6,000 square feet) and a 3.1 acre conservation area adjacent to Horseshoe Bend.

In 2007, the applicant filed a secondary rezoning request (RZ07-15) from O/P to R-3 (Multi-Family Residential District) and O/P that revised the previous proposal to include two office buildings along the Holcomb Bridge Road frontage and 37 townhomes in the rear. However, this application was withdrawn by the applicant on December 17, 2007.

As such, the plans approved during the settlement agreement, dated April 13, 2005 are still in effect and have been attached with this report. The applicant would be permitted to develop the land under these approved plans.

EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY

SUBJECT PETITION RZ10-05	Requested Zoning	Proposed Use	Land Area (Acres)	Number of Units	Density (Square Footage per Acre)
	C-3	C-3	9.71	NA	2,188 SF per acre
Location in relation to subject property	Zoning	Use	Land Area (Acres)	Square Footage or Number of Units	Density (Square Feet or Units Per Acre)
North	FCA	Holcomb Center Shopping Center	12.85	107,053 SF	8,331 SF per acre
South	FCA	Horseshoe Bend Subdivision	895.5	3,331 units	3.72 units per acre
East	FCA	Pike Nursery	4.94	19,675 SF	3,973 SF per acre
West	FCA	Storage Facility	5.65	64,670 SF	11,446 SF per acre

Aerial Map



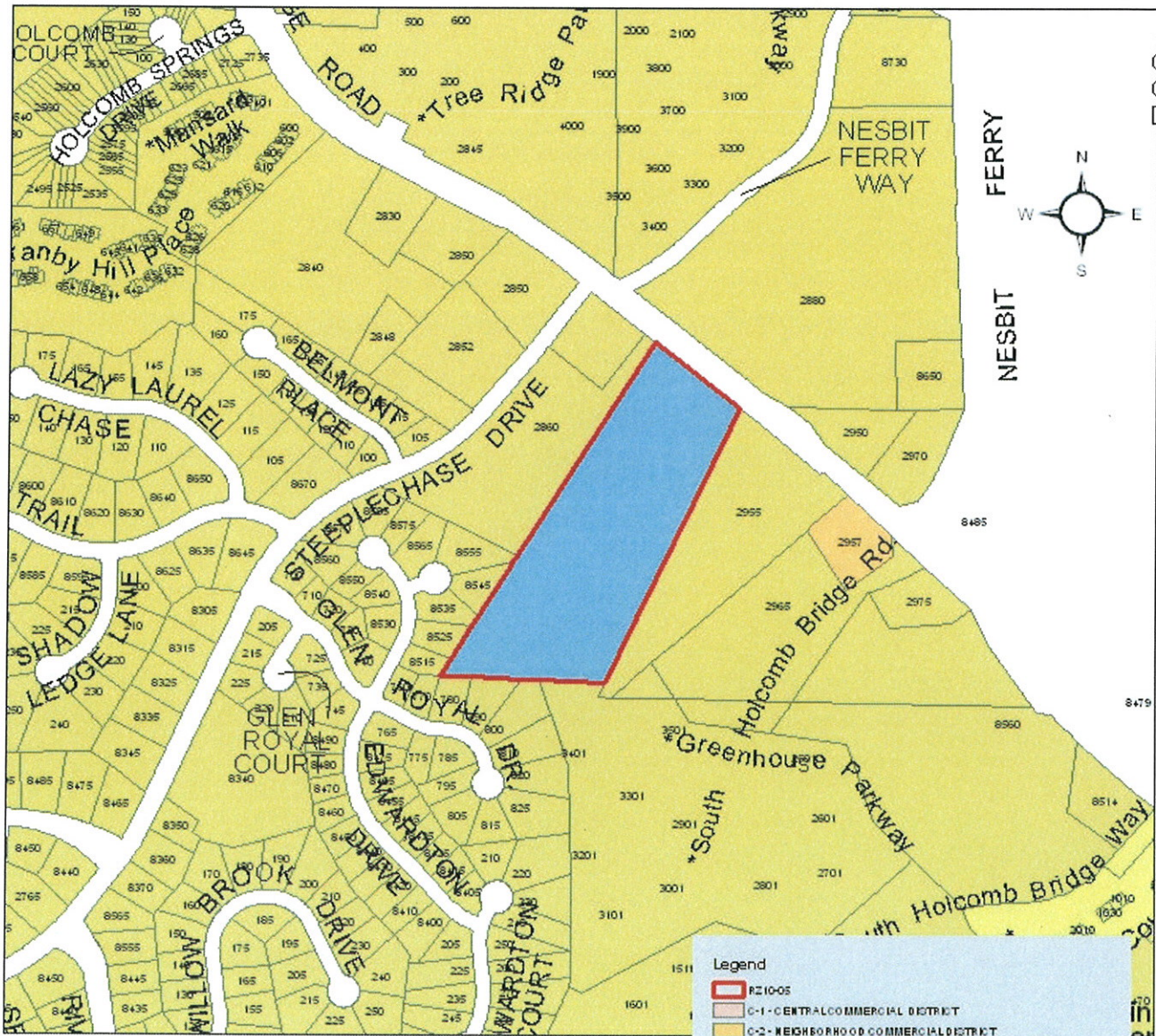
1 inch = 456 feet



Legend

 RZ10-05

Zoning Map



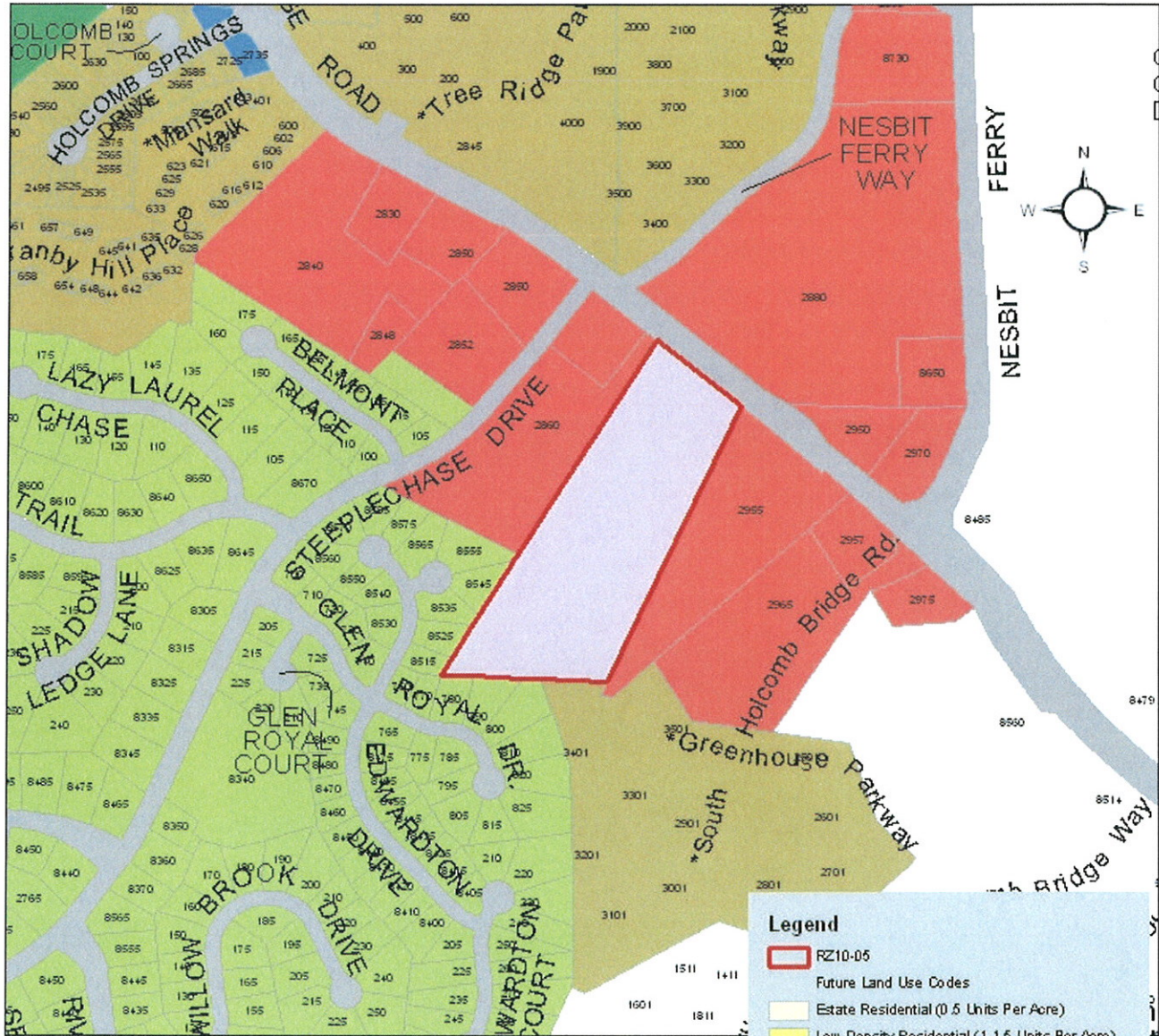
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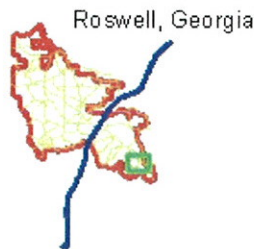
Legend

- R210-05
- C-1 - CENTRAL COMMERCIAL DISTRICT
- C-2 - NEIGHBORHOOD COMMERCIAL DISTRICT
- C-3 - HIGHWAY COMMERCIAL DISTRICT
- E-1 - SINGLE FAMILY SUBURBAN RESIDENTIAL DISTRICT
- E-2 - SINGLE FAMILY RESIDENTIAL DISTRICT
- (FC-A) - FULTON COUNTY - ANNEXED
- H-R - HISTORIC ROSWELL DISTRICT
- H-F - OFFICE AND BUSINESS DISTRIBUTION DISTRICT
- MPMD - MASTER PLAN MIXED-USE DISTRICT
- O-P - OFFICE PROFESSIONAL DISTRICT
- OCMO - OFFICE COMMERCIAL MULTIFAMILY MIXED USE DISTRICT
- PV - PARKWAY VILLAGE
- R-1 - SINGLE-FAMILY RESIDENTIAL DISTRICT
- R-1-PV - SINGLE-FAMILY RESIDENTIAL DISTRICT/PARKWAY VILLAGE
- R-2 - SINGLE-FAMILY RESIDENTIAL DISTRICT
- R-3 - MULTI-FAMILY RESIDENTIAL DISTRICT
- R-4 - MULTI-FAMILY RESIDENTIAL DISTRICT
- R-4A - MULTI-FAMILY RESIDENTIAL DISTRICT
- R-5 - PLANNED RESIDENTIAL DEVELOPMENT DISTRICT
- R-PD - RESIDENTIAL PLANNED UNIT DEVELOPMENT
- R-TM - FREE-SINGLE-TOWNHOUSE DISTRICT (MULTI-FAMILY)

Future Land Use Map



1 inch = 456 feet



Legend	
	RZ10-05
Future Land Use Codes	
	Estate Residential (0.5 Units Per Acre)
	Low Density Residential (1-1.5 Units Per Acre)
	Suburban Residential (2-2.5 Units Per Acre)
	Medium Density Residential (3-5 Units Per Acre)
	High Density Residential (5-8 Units Per Acre)
	Office/Professional
	Office Campus
	Neighborhood Commercial
	General Commercial
	Light Industry/Showroom/Wholesale
	Transport/Comm/Utility
	Public/Institutional
	Parks/Recreation/Open Space
	Water
	Undeveloped
	Roads



View of property from Holcomb Bridge



View of property from Holcomb Bridge



View of property from Holcomb Bridge



View of entry to rear of property from Holcomb Bridge



View of the periphery of front lot



View of the periphery of front lot



View of the periphery of front lot



View of the periphery of front lot



View of back lot



View of back lot



View of back lot



View of Self Storage facility from Stream bank



View of Studio Movie Grill



View of Studio Movie Grill



View of TJ's Sports Bar and Grill



View of McDonald's



View of Storage Facility



View of Pike Nursery