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TRIAL ADVOCACY
DOMESTIC RELATIONS

Mayor and City Council
City of Roswell
Roswell City Hall
38 Hill Street
Roswell, Georgia 30075

RE: Small Tract Application, Parkway Village District, property known as 300 East Crossville Road, Roswell, GA 30075; property being 1.94 acres in Land Lot 447 of the 1st District, 2nd Section, City of Roswell, Fulton County, Georgia (Use-Office Building/new construction)

Dear Mayor and Councilpersons:

This firm represents FDB LLC, the Applicant and property owner on the above-referenced Application. This letter is Applicant's Letter of Intent for this Small Tract Application. Also enclosed is a tree protection plan and a site plan. The principals in the owner LLC are Kevin Attarha, Dr. Azita Amiri and Fred Fatemi.

The property contains 1.94 acres and is located on the North side of East Crossville Road in the Parkway Village Overlay district. To the North of the property is an established single family subdivision. Applicant will review the plan with some of the most affected homeowners. To the South of the property and across East Crossville Road is vacant property. To the east of the property is a small tract owned by Kevin Caldwell (310 East Crossville Road) approved in 2004 under case number PVST 04-02 and hardship case PVH 04-01 on which is operated a landscape business. To the west is property owned by Kevin Caldwell upon which he operates a tree service. The two Caldwell tracts and the Applicant's tract in total do not equal 7 acres.

The Applicant seeks to obtain Small Tract approval and construct multiple office buildings containing approximately 27,200 square feet of space as shown on the attached site plan. The design and site plan submitted allows future developments of the adjacent properties owned by Kevin Caldwell for the same concept with inner parcel access, shared parking, and walking trails.

This Application requests multiple office buildings totaling approximately 27,200 square feet which is a density of 13,917 square feet per acre, a very reasonable office density. The office use is a permitted use in the Parkway Village District. No variances are requested. The site plan takes in consideration all of the requirements of Article 12.2 requirements for the Parkway Village District. The site plan meets all of the development standards listed in Table 12.2.1 of the Parkway Village Small Tract Requirements. While required landscape area for this tract is

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11,684 square feet, this plan proposes approximately 22,000 square feet, which is about two times the requirement. The code requires 2.5 parking spaces per thousand square feet (68 spaces) as a minimum. This site has 2.68 parking spaces per 1000 square feet (73 spaces), which is sufficient and marketable under current market standards, and exceeds the minimum requirement by 5 parking spaces. The site plan meets all Parkway Village Standards regarding buffers, streetscapes and landscape requirements.

The development, as proposed would result in a better land use for new multiple office buildings and allows for future development of abutting tracts. The office building use constitutes a higher and better use, and a more attractive and desirable use of the property. It enhances the City tax base, based on the appraised value of the completed office buildings. Applicant has met all criteria set out in Article 12, Section 12.2.10 for approval of use of the property as a Small Tract within the Parkway Village District.

Adequate city services are available to the property to serve police and fire needs, garbage collection needs, water and traffic. Sewer already exists through Fulton County, Georgia. To deny this Application would not in any manner further promote the health, welfare or safety of the citizens of Roswell, Georgia, but would serve to have a serious economic impact on the property owner without any corresponding benefit to the citizens of the City. The approval of this Small Tract Application would not adversely affect the values or uses of any surrounding or nearby properties.

The Applicant respectfully requests that the Roswell City Council grant this Small Tract Application approval conditioned on the site plan submitted.

Very truly yours,



Alan C. Manheim, Esq.

ACM/wpg

