



To: Mayor and City Council

From: Bradford D. Townsend, Planning and Zoning Director

Date: July 20, 2009

RE: Parkway Village (PV09-01) and Hardship Variance Requests

Request

Enclosed please find a request for Parkway Village Request, PV09-01. The request has been made by the United States Post Office and Racetrac Petroleum, Inc. (collectively "the Applicant"). The applicant is also requesting seven (7) hardship variances including a stream buffer variance.

Site Analysis

The site is 12.45 acres of land located at the northeast corner of Crossville Road and the access road to the USPS processing facility across the road from Bent Grass Drive. The site includes a flowing stream that is partially piped underground. The applicant is proposing to construct a 5020sf convenience store with 18 gasoline pumps under a canopy.

The submitted site plan shows the USPS processing facility on the southern portion of the property that is surrounded by an existing vegetative buffer. There is an existing detention pond between the proposed convenience store and the USPS processing facility. The applicant is proposing to increase the size of the detention pond to serve the proposed development as well. The existing access to the USPS processing facility will be used by the processed development as well since it is already served by a signalized traffic light at SR 92. The other access point to the site will be a shared easement with the Tolbert residence to the east. Since the applicant is proposing to do extensive grading on the site, a modular retaining wall will be constructed on the Tolbert property as well with a 3:1 slope.

The site is located within the Parkway Village Design District Guidelines. The following are the basic precepts of the Parkway Village District Guidelines:

1) ***Respect, preservation and use of existing land forms, trees and other landscaping elements.***

The proposed site plans indicates that the development will be built up to accommodate changes in the grade. As a result, four (4) specimen trees will be removed and a 20ft retaining wall will be constructed between the proposed building and SR 92. The applicant is proposing to elevate the development on average between 6' and 10' above existing grade.

- 2) ***Asymmetrical massing or groupings of buildings and landscaping.***
The site plan indicates a convenience store with a separate canopy over the gasoline pumps. The tree save plan and buffering to remain on the property has been submitted for review in this request. Additional landscaping and buffering will be determined by the Design Review Board should the applicant continue through the development process.
- 3) ***Conformance with the "build to line" provisions.***
The site primarily conforms to the build to line provision.
- 4) ***Shielding of vehicular parking areas through the dispersion of parking, berms, lowering the parking level grad below sight lines, landscaping, and placement of the buildings on the "build to line".***
The plans submitted do include the required 40-foot streetscape area along the road frontages. Additional landscaping of these streetscape areas will be the purview of the Design Review Board, should the applicant continue through the development process.
- 5) ***Buildings with finished front, side and rear elevations.***
There is no requirement at this time to submit building elevations.
- 6) ***Respect, preservation and use of existing vernacular architecture and its elements.***
There is no requirement at this time to submit building elevations.
- 7) ***Creation of a pedestrian environment.***
The Transportation Department will require the installation of sidewalks on the total property frontage along the USPS service road and proposed shared access easement.

Parkway Village Variance

The applicant is requesting seven (7) variance requests including:

1. Vary the requirement that the proposed building be at least 400' from the nearest residential district line pursuant to Section 12.2.8(11) of the City of Roswell Zoning Ordinance. The proposed development is approximately 315' from the nearest residential property line.
2. Vary the 40' streetscape theme as required by Section 12.2.3(a).
3. Increase the maximum number of parking spaces from 20 to 54. Eighteen (18) of the 54 are associated with the pumps.
4. Allow encroachment into the 40' landscaped buffer area as required pursuant to Section 12.2.3(I) along the eastern property line.
5. Allow encroachment into the 30' interior building setback required pursuant to Section 12.2.3(I) along the eastern property line adjacent to the 40' landscaped buffer.
6. Allow encroachment into the 75' no impervious buffer and 50' no disturbance buffer from the stream bank required pursuant to Article 21.1.9(a) and (b).
7. Allow a variance from the requirement that the PV property have 400' frontage. The subject property only contains 225' of frontage along SR 92.

Parkway Village Stream Buffer

As previously noted, Hog Waller Creek goes across the northern portion of the proposed development adjacent to SR 92. Since this stream is classified by the City of Roswell as a

flowing stream, it has a 50' undisturbed buffer and a 75' impervious buffer. The applicant is requesting a stream buffer variance in order to develop the site according to their needs which includes removing all existing vegetation in the 50' buffer except the three (3) specimen trees. A portion of the paved asphalt is also within this undisturbed buffer. Likewise, a portion of the paved asphalt and fuel canopy is located within the 75' impervious buffer as well.

Surrounding Area

North of the property, across Crossville Road, is land zoned R-1/PV (Single Family Residential/Parkway Village). West of the subject property is land zoned R-1 (Single Family Residential) and R-TH (Fee Simple Townhouse District) and it is located outside of Parkway Village. South of the subject property is land zoned R-1 (Single Family Residential) and it is located outside of Parkway Village. East of the property is property zoned R-1/PV (Single Family Residential/Parkway Village).

In 1992, the Parkway Village Overlay District (corridor along Highway 92) was approved by the Mayor and City Council during their October 12, 1992 hearing. The subject property is part of the Parkway Village District and is presently zoned R-1/PV (Single Family Residential/Parkway Village). Prior to the zoning of the Parkway Village corridor, the subject property was zoned R-1 (Single Family Residential District).

The existing zoning allows a variety of uses, provided required transitional buffering of adjacent properties is utilized. Further, in addition to these buffers, the use of streetscape landscaping/setbacks will assist in cohesive design within the overlay district. The proposed site plan does employ aspects of the Parkway Village elements which serve to soften the impact of development adjoining the residential area. The development of the site as shown could result in the preservation of the six (6) mile blanket overlay Parkway Zoning designed to protect adjoining residential properties while affording development to Parkway Village properties. The proposed site plan does help to carry out the purpose and intent of the Parkway Village Overlay District by providing uses allowed within the district and by utilizing design criteria of the Parkway Village District. Architectural elements of Parkway Village will be required during the design plan process.

Environmental comments

The Public Works/Environmental Department is opposed to granting variances to the stream buffer ordinance for this use on this property. This property drains to Hog Wallow Creek which is listed as an impaired stream. Stream buffers are recognized to be critical for stream health. The plan put forth by the applicant removes the majority of the undergrowth and many of the trees within the 50-foot undisturbed stream buffer. The plan installs impervious materials in the majority of the 75-foot no-impervious buffer. This plan to "re-work" the buffer and eliminate the impervious buffer has serious negative impacts on overall stream health.

The detention pond shown on the grading plan dated 07/20/2009 is not acceptable. The pond is not designed in a manner consistent with the Georgia Stormwater Management Manual. The detention pond must be in compliance with the City of Roswell Stormwater Ordinance and with the Georgia Stormwater Management Manual, August 2001 Edition with respect to all aspects, including contributing drainage area. The pond must be

designed to accommodate all water flowing to it. Water quality must be provided for all contributing drainage areas. A planting plan appropriate for the selected pond layout must be approved by City of Roswell Community Development and Public Works/Environmental Department.

Other department comments

The City Department of Transportation has reviewed the plans and made the following comments:

- Upgrade the existing pedestrian signal at Cross Rd and USPS access road to a countdown pedestrian signal, as per the latest MUTCD standards.
- Provide proof of agreement with the post office and the adjacent parcel owner on the east authorizing the sharing of their existing driveway.
- Revise the proposed raised island on Crossville Rd/SR 92 to accommodate wheelchair crossing.
- All ADA ramps adjacent to the site must meet the latest GDOT ADA ramps standards.
- Show the delivery gas tank wheel path when entering and existing the site.
- Coordinate all improvements within the state right-of-way with GDOT. The GDOT permit will be required prior to issuance of a Land Disturbance Permit.
- Construction entrance shall be through the existing post office drive only.

The applicant has been advised of the Transportation Department's comments. These comments will be addressed as the project moves forward through the Design Review Board and through the Land Disturbance Permit processes.

Recommendation

The staff recommends **denial** of this Parkway Village Request for the following reasons:

1. Impact of the proposed development on the existing stream
2. Encroachment into the 75' impervious buffer
3. Construction of the retaining walls and drive areas in the 50' stream buffer
4. Severe change in the existing topography of the site.

Should the Mayor and City Council approve this Parkway Village request, the project shall be approved subject to the following conditions:

1. The owner/developer shall develop the subject property in substantial accordance with the site plan entitled "RaceTrac Service Station #890," prepared by Harkelroad and Associates stamped "Received July 20, 2009 City of Roswell Community Development Department."
2. A revised site plan shall be submitted to the Planning and Zoning Director prior to the issuance of a land disturbance permit.
3. Approval of this project does not explicitly approve of the signs shown on the drawings. Sign permits are required for all proposed signs on the property.
4. A land disturbance permit shall not be issued until written approval by the Georgia Department of Transportation has been forwarded to the City of Roswell regarding curb cuts, right-of-way, and other necessary roadway improvements along state routes. In addition, all curb cuts, right-of-way, and other necessary

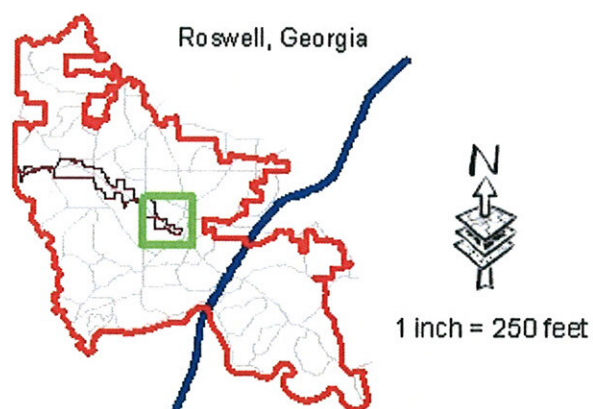
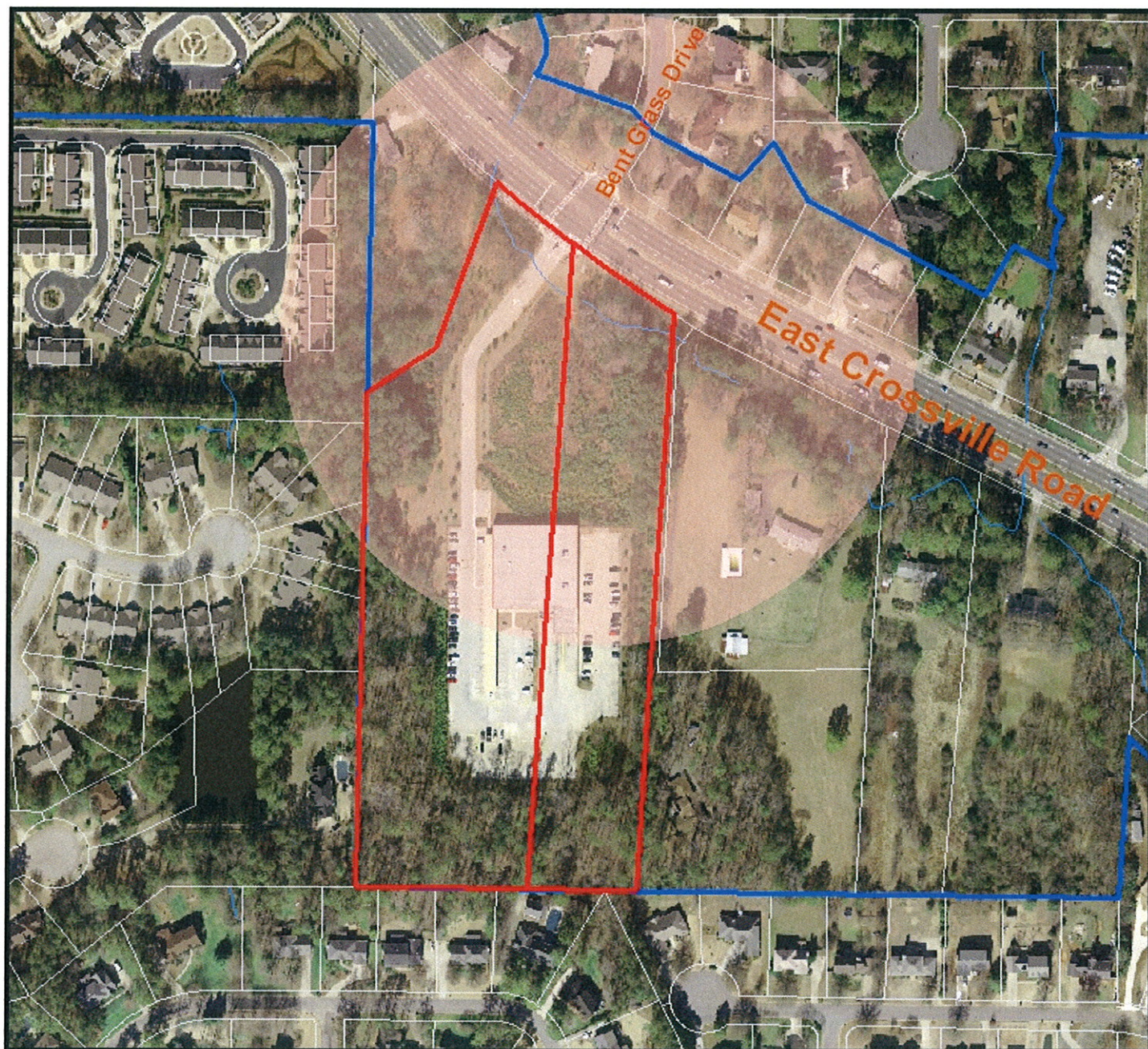
roadway improvements along City streets shall require approval of the City DOT. (This condition has been included due to the effect it may have on the submitted site plan. See RDOT comments above.)

5. The Owner/Developer shall install the detention pond in compliance with the City of Roswell Stormwater Ordinance and with the Georgia Stormwater Management Manual, August 2001 Edition with respect to all aspects, including contributing drainage area.
6. The pond shall be designed to accommodate all water flowing to it. Water quality must be provided for all contributing drainage areas.
7. A planting plan appropriate for the selected pond layout shall be submitted and approved by City of Roswell Community Development and Public Works/Environmental Department prior to issuance of a land disturbance permit.
8. The underground storage tanks shall be moved out of the 75-foot no-impervious buffer.
9. Grading plan must ensure that all stormwater that flows from any parking area flows to the hydrodynamic device prior to entering the detention pond.
10. The hydrodynamic cannot, alone, reach the 80% TSS removal required for the site. Additional measures to meet water quality stormwater are required.
11. Quarterly water quality testing is required at the location where the pond outfalls into the creek. A sampling plan shall be prepared by the applicant and must be approved Community Development Department and Public Works/Environmental Department prior to issuance of a land disturbance permit to construct the proposed Crossville Road service station.
12. Mitigation in the form of 300-linear feet of structural streambank stabilization will be designed and installed at a location selected by the Community Development Department and Public Works/Environmental Department. The structural design and the re-stabilization plan will be approved by Community Development Department and Public Works/Environmental Department. A bond will be required to be posted by RaceTrac Petroleum, Inc. to cover the estimated cost of the design, permitting, and construction of the streambank stabilization. The bond will be posted prior to a land disturbance permit being granted to construct the proposed Crossville Road service station.
13. A comprehensive written buffer maintenance program will be prepared by the applicant and must be approved by Community Development Department and Public Works/Environmental Department prior to issuance of a land disturbance permit to construct the proposed Crossville Road service station.
14. All lighting shall be installed so as to prevent direct illumination of adjacent and nearby properties. No direct glare from any on-site lighting shall interfere with vehicles traveling along Crossville Road.
15. Outdoor loudspeakers shall be prohibited.
16. No outdoor lighting fixture shall exceed a maximum illuminance level of 12 (twelve) footcandles. The applicant shall submit a photometric plan to the City of Roswell Design Review Board for approval prior to the issuance of any development permit.
17. No outdoor lighting fixture shall exceed a maximum illuminance level of 0.5 footcandles at property lines abutting a residential use. The applicant shall submit a photometric plan to the City of Roswell Design Review Board for approval prior to the issuance of any development permit.

18. The primary exterior building material shall be brick and stone.
19. The proposed modular retaining walls shall match the masonry used on the majority of the building, as approved by the City of Roswell Design Review Board.
20. The owner/developer shall submit a division plat to the Community Development Department prior to the issuance of a land development permit.

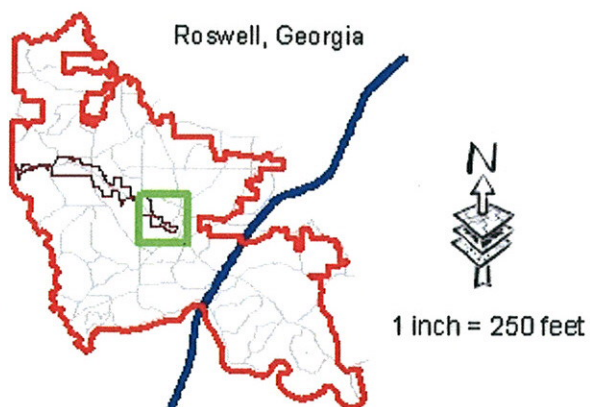
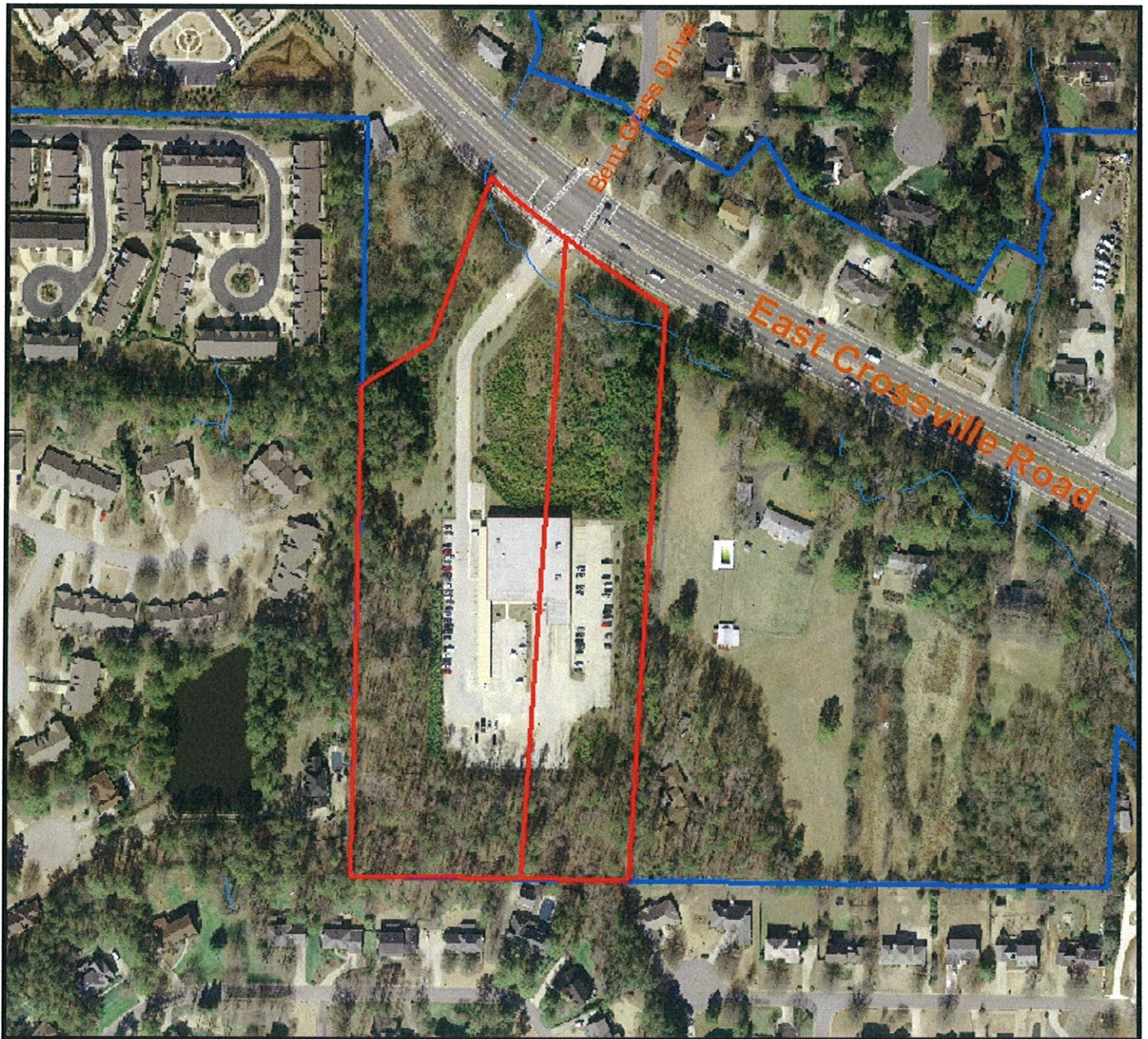
Attachments:

- Plans Dated Received July 20, 2009
- Applicant's Letter of Intent Dated Received July 20, 2009
- 2007 Aerial Map
- Ownership and Acreage Map
- Zoning Map
- Future Land Use Map
- Location Map with proposed development imposed and parcel information
- Map showing existing gasoline stations along SR 92 in west Roswell
- Stream Buffer imposed on 2007 Aerial Map



Legend

- PV09-01
- 400' Buffer along Property Line
- Streams
- Parkway Village Boundary



Legend

- PV09-01
- Streams
- Parkway Village Boundary



Legend

PV09-01

Streams

Comprehensive Plan 2025

LAND USE

COMMERCIAL

LIGHT INDUSTRIAL

MULTI-FAMILY RESIDENTIAL

OFFICE

PARKS, RECREATION & CONSERVATION

PUBLIC-INSTITUTIONAL

SINGLE-FAMILY RESIDENTIAL

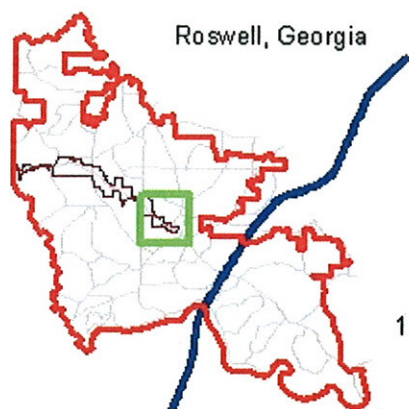
TRANSPORTATION, COMMUNICATION & UTILITIES

UNKNOWN

VACANT/UNDEVELOPED

WATER

Parkway Village Boundary



Roswell, Georgia



1 inch = 250 feet

Cobb County



3 miles




4 miles

Proposed RaceTrac location

1 mile

1 mile

Legend

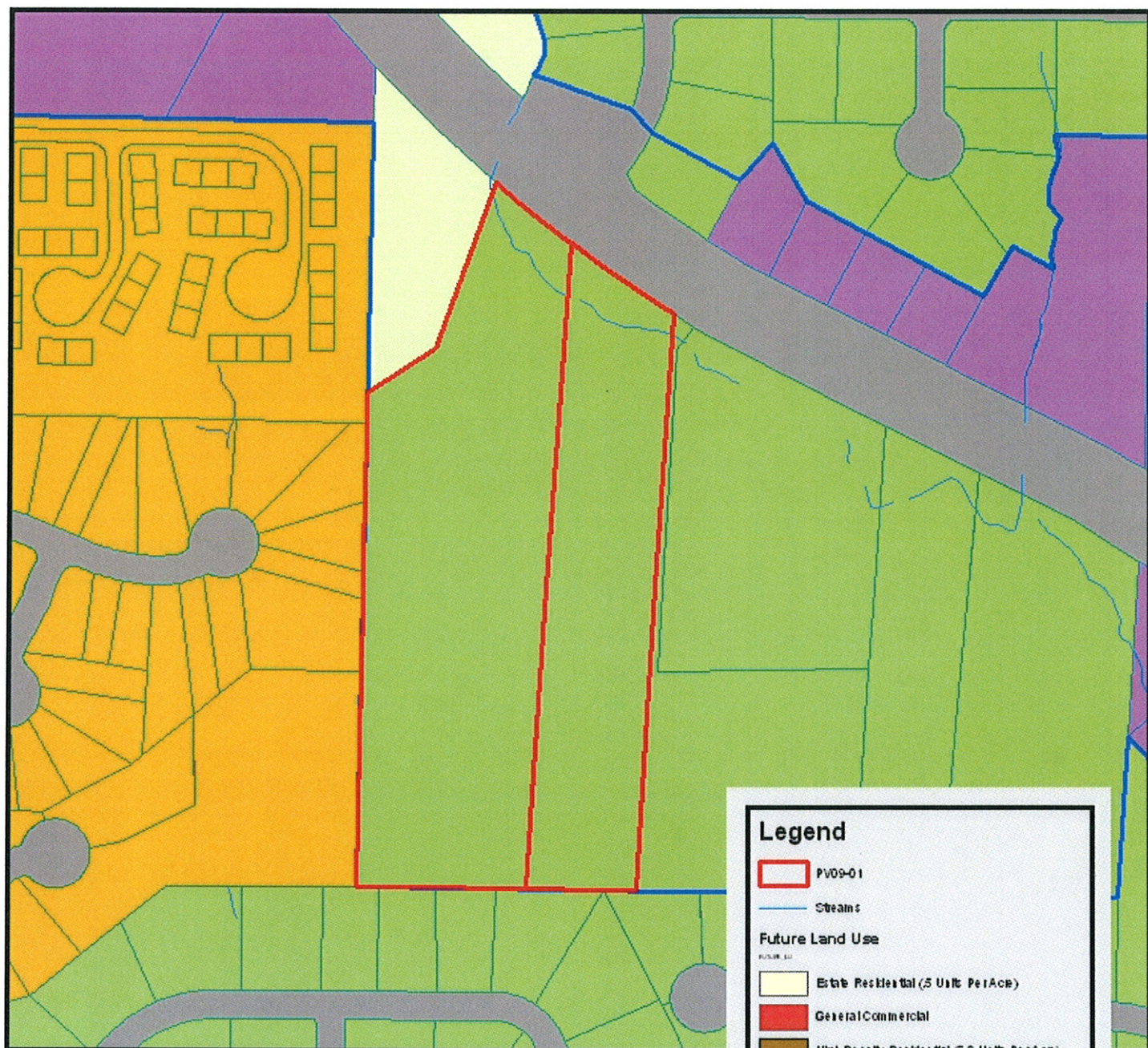
-  Parkway Village boundary
-  GA 400
-  City Limits



1 inch = 5,000 feet

Existing Service
Station Locations





Legend

PV09-01

Streams

Future Land Use

FUTURE USE

Estab Residential (5 Units Per Acre)

General Commercial

High Density Residential (6-8 Units Per Acre)

Light Industry/Showroom/Warehouse

Low Density Residential (1-4.5 Units Per Acre)

Medium Density Residential (3-6 Units Per Acre)

Neighborhood Commercial

Office Campus

Office/Professional

Parks/Recreation/Open Space

Public/Institutional

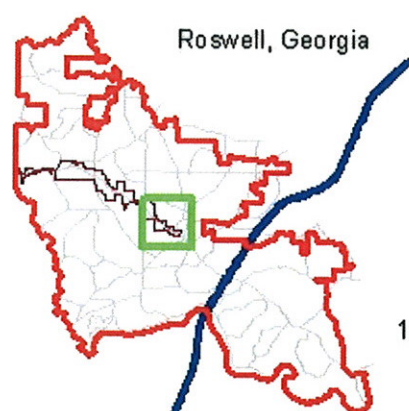
Roads

Suburban Residential

Transportation/Communication/Utility

Water

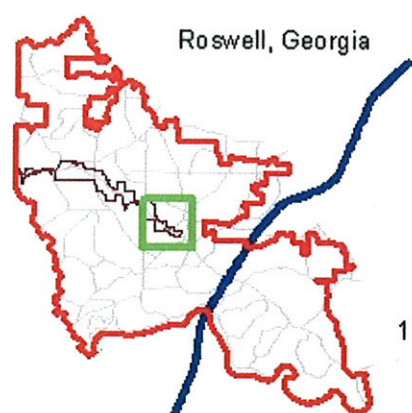
Pathway Village Boundary



Roswell, Georgia



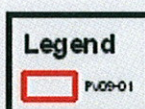
1 inch = 250 feet



Roswell, Georgia



1 inch = 250 feet





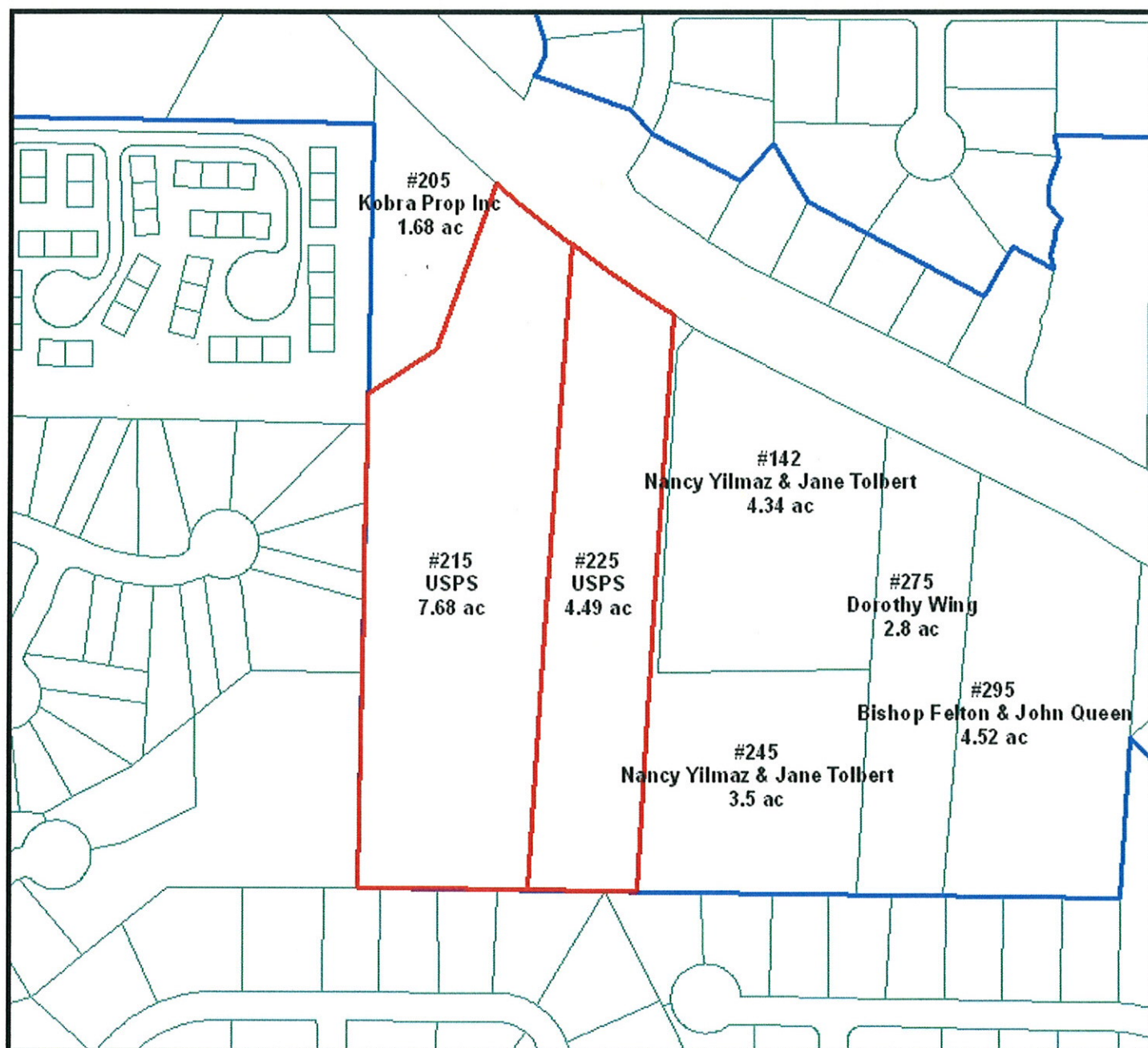
Roswell, Georgia



1 inch = 250 feet

Legend

- PV09-01
- 50ft Undisturbed Buffer
- 75ft Impervious Buffer
- Streams
- Parkway Village Boundary



Ownership & Acreage Map

