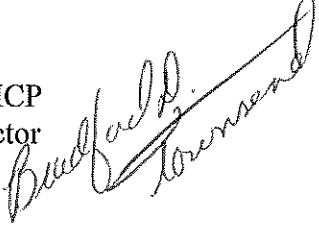




Memo

To: Mayor and City Council

From: Bradford D. Townsend, AICP
Planning and Zoning Director 

Date: November 29, 2012

Subject: RC12-01R – Metropolitan River Protection Act Certificate
690 Riverside Road, Land Lot 494
Taimen Phase two

Enclosed please find the plans for the above referenced river corridor application. The applicant is requesting approval for three new single family lots on 2.98 acres. The additional lots will be accessed from Taimen Drive. The applicant is requesting a variance to allow the three proposed lots to have legal frontage off of Taimen Drive which is a private street. This is a variance request to Section 17.2.1 Lot Frontage from the Roswell Zoning Ordinance. A similar variance was granted to the first phase of Taimen on the river at the approval of the final plat.

The project has been reviewed by the Atlanta Regional Commission and their finding is consistent.

The following plans are enclosed with this application.

1. Survey
2. Site plan/Erosion control
3. Application

The Community Development Department recommends approval of this application for a Metropolitan River Protection Act Certificate and the variance to allow for access off of the existing Taimen Drive.