

Project Name	Mansell Road at Hwy 92- Commercial
Property Location	Mansell Road and Crossville
Owner/Petitioner	Charles D. Owen III
Representative	Jessee Shannon
Petitioner's Request	New buildings and site design

Background

The property is a roughly 11.5 acre vacant site located at the corner of Mansell Road and Crossville Road. The applicants intend to develop the property into five separate commercial sites. Two sites on Mansell and one on Crossville are listed as future commercial and will be left vacant.

Site Plan Analysis

The two areas to be developed as shown on the site plan will be divided and parceled out. At the corner of Mansell and Crossville will be a 4,896 square foot gas station with an 18 pump canopy. The site will have 28 parking spaces and will connect to Mansell through an interparcel access with the adjacent site as well as access to Crossville.

The second site will have an 18,870 square foot grocery store with 82 parking spaces. This site will have access to Mansell at the stop-light and a right only turn lane. The site will also have access to Crossville through a drive that borders the northern boundary of each site.

Landscape Plan Analysis

The landscaping plan shows plantings of trident maple, yoshino cryptomeria, bosque lacebark elm, mussahino zelkova as well as other shrubs and ground coverings.

The gas station site is located within the Parkway Village District and the landscaping plan is compliant with these design guidelines.

Elevations

The applicant is proposing to construct two buildings on the property. One is a RaceTrac gas station. This building will be mostly red brick with a large glass door at the entrance and a wall of windows in the front of the building. There will also be green fabric and metal awnings on the building. The canopy will be red and white with the RaceTrac logo and will be supported by red brick columns.

The second building will be an Aldi's grocery store. This building will also be mostly red brick with large glass doors at the entrance. There will be a raised portion of the building at one of the front corners. Each side of the raised section will feature a mostly glass wall and the Aldi's sign. There will also be a metal canopy at the entrance of the building that will extend around the corner and cover part of the side of the building.

The applicant will bring color samples and material boards to the meeting.

Design Guidelines

The site is regulated by the City wide design guidelines. The applicant has indicated how this project fits within these guidelines, please see attached.

Department Comments

Landscape:

- There are two TPR 3 sheets submitted. One stamped by LA and one by a PE with each having a different RDF value. Which is correct?
- Where is the recompense provided for the 74.7 specimen units being removed? Recompense for specimen tree removal is independent of the 30 unit per acre requirement.
- Drawing need to be checked more closely – ie. plant key and symbols do not match up – Elm tree

Engineering:

- No comment

Building:

- Buildings must be of a type of construction in compliance with the International Building Code for height and area requirements.

PW:

- Applicant needs to meet with PW/ENV to discuss site plan, stormwater concept, possible additional state waters on site. The information submitted is inadequate to approve the site plan.

Fire:

- A flow test must be conducted to determine if there is adequate water available for firefighting, the test must be conducted in accordance with the 2006 edition of the International fire Code and appendices B, C and D.
- The number of and location of fire hydrants must be in compliance with the IFC appendix C.
- The service station – not including the store – is under the jurisdiction of the State Fire Marshal's Office and the Department of Agriculture. Please contact those agencies for permitting and other requirements. Site plans will not be accepted by this office unless they are first approved by the State.
- The buildings must comply with the 2000 edition of the Life Safety Code.

Transportation:

- Provide a traffic impact study. Contact Muhammad Rauf for details of the study at 770-594-6525
- Provide a right turn deceleration lane for each proposed access on Mansell Road. The right turn lane dimensions shall be not less than 11' wide, 50' taper and 100' storage.
- Upgrade the existing traffic signal at the proposed full access on Mansell Rd to accommodate the additional intersection leg.

- Provide a pedestrian crossing signal at the proposed full access on Mansell Road.
- Provide interparcel access (i.e. stub out) for the future commercial sites shown on the plan.
- Meet with the City of Roswell Transportation Department to discuss future additional improvements by The City of Roswell Transportation Department. These improvements may include providing a double westbound right turn deceleration lanes on Mansell Rd @ Crossville Rd; extending Mansell Road across Crossville Rd/SR 92 to have a 4-leg intersection, etc.). Additional right-of-way may be required for these improvements. Contact Serge Osse to schedule the meeting at 770-594-6428 (direct) 6420 (main)
- Minimum Ingress/egress shall be met. The following will be required prior to issuance of a Land Disturbance Permit:
 - GDOT permit for work within the Crossville Rd/SR 92 Right-of-Way
 - 2.A construction access
 - A striping plan
 - A delivery truck routing plan using software such as Auto Turn.
 - A sight distance study for each proposed access
 - A pavement section for all proposed turn lanes and street widening.
 - All necessary construction details
 - A traffic control plan
- After issuance of the Land Disturbance Permit, obtain right-of-way encroachment permit from Transportation Department utility coordinator John Wooten at 770-594-6108 (direct) 6420 (Main)

Recommended Conditions

Staff recommends that this applicant be approved with the following condition:

- Must incorporate all staff comments in all LDP submittal plans.

Attachments

- DRB application, proposed elevations and site plan.