

PINE STREET AT CHATTAHOOCHEE
R-THA ATTACHED RESIDENTIAL ZONING
CITY OF ROSWELL
GEORGIA



LETTER OF INTENT:

Applicant: PRIME INTEREST

The intent of the zoning proposal is to rezone the existing site that is currently zoned R-2 to be zoned R-THA- Attached Residential. The proposed site is to support residential housing of 4.73 units/acre that complies with the comprehensive land use plan of up to 5 units per acre for this site. The site is a 3.38 acre parcel that had older homes on the property which have been demolished and cleared. The proposed zoning fits much better with the surrounding area by providing the same type of uses that surround the property and the area. The proposal will enhance the area and increase home values with upscale housing. There is moderate tree coverage on the site with a few large diameter trees throughout. The site is moderately to mildly sloping from the northeastern side and slopes down to a low spot on the southeastern property line. The justification for the zoning and density is that the property is a great transition from a commercial property to this property to R-2 and others. The property is over 2,000 feet from the Chattahoochee River so it does not fall within the MRPA river protection nor does it meet the thresholds of a DRI.

The R-THA zoning was determined by the applicant and the staff to be the best suited for the proposed development. The R-THA district allows for both townhome attached product and detached single-family product to be constructed on the site at a maximum density of 5 units/acre. The surrounding developments are similar to this proposal and the development is next to commercial uses, so the transition from commercial to attached housing to R-2 works well in the area. The surrounding area has townhomes and single-family homes that help compliment the proposal of residential housing. Access to the site is located off Pine Street, which appears to be a 30' right of way.

There will be a few concurrent variances filed with the application to adjust setbacks in order to construct the community with larger attached product townhomes that interact with the streetscape and single-family homes to comply with the R-THA zoning and its surroundings. The property is made up of an assemblage of several parcels and within the assemblage, the shape of the property proposes setbacks that surround the south and west sides of the property, making the usable area smaller in the center of the property. Therefore, this creates the need for the variance on the buffer and setback.

There are two types of variances that we are requesting. The first request is for the shape of the property due to the large buffer and setback requirements set on the site from the R-2 Zoning. The second is for front setbacks to allow units to be more engaged with the streetscape and provide a more aesthetically pleasing community. The front setback is to be varied for the frontage of Pine Street to allow rear entry product to engage the road frontage. The other front setback is from the proposed public road frontage internal to the development so that the homes can engage the street and not be set way back from the street. The other variances are the setbacks and buffers from the R-2 zoning along the internal western property line. We are requesting this to be varied for the 50' setback to be 25' and the buffer to be from 40 feet to 20 feet.

In summary, we feel like the variances are essential to making a better, more visually pleasing site plan for the community. The variances are as follows:

- Front yard setback (Main Roadway):
 - Required: 50 feet
 - Proposed: 5 feet, to push units closer to road, see plan

- Front Yard Setback (interior road)
 - Required: 30 Feet
 - Proposed: 5 Feet off R/W (see plan)
- Setback against R-2 property
 - Required: 50 Feet
 - Proposed: 25 Feet (see plan for location)
- Buffer against R-2 property
 - Required: 40 Feet
 - Proposed: 20 Feet (see plan for location)
- Lot Coverage:
 - Required: 40 Percent
 - Proposed: 45 Percent

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DEC - 4 2012
City of Roswell
Community
Development
Dept.