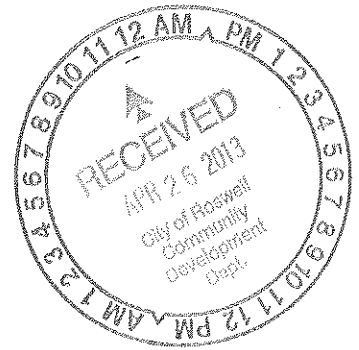


## Roswell Analysis Narrative Rezoning and Conditional Use



*1. Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*

Our proposed development is in an area that is fairly developed. Although we are across the street from undeveloped property, the properties adjacent to our parcel have been developed into apartments, townhomes, and single-family houses. There are schools and commercial development near the site, making this a great area for continued development. A retirement residence like ours is a great addition to the existing Walton Centennial Subdivision and is cohesive with the existing housing options in the immediate area.

*2. Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.*

Congregate care facilities have very little negative impact on surrounding properties. Our proposal does not have the typical issues associated with higher density such as noise and increased need for public services. Our seniors are quiet neighbors and we provide a park like setting for both our residents to enjoy and for the appreciation of the neighboring properties.

*3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned.*

The current zoning of the property is FC-A with an AG-1 underlay. The Agricultural District zoning underlay was the previous Fulton County Zoning District, before the property was annexed into the city. AG-1 is not a valid zoning designation under the City of Roswell's Zoning Code; therefore, a zone change is needed to develop the property for any reasonable economic use.

*4. Whether the proposal will result in a use which would or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*

Our residents utilize our van service, which greatly reduces traffic and impact on city services such as public transportation. Congregate care facilities do not increase demand on schools and has none of the typical issues associated with higher density such as noise and increased need for public services. Since our suites do not contain kitchens, our residence also has less impact on water and sewer services than other higher density developments.

*5. Whether the proposal is in conformity with the policy intent of the Comprehensive Plan including land use element.*

The Comprehensive Plan shows the property within the Holcomb Bridge Road/SR 140 area. The general character is defined as quality low scale low-rise mixed-use which includes office, commercial, recreation and housing. With an O-P zoning and a commercial/residential development like our proposed retirement residence, we are consistent with the objective of the comprehensive plan designation.

*6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal.*

The site has some existing grades that make a large portion of the site hard to develop. The fire department requested a fire lane around the building because of the lack of access from the adjacent roads due to the existing grade. These two elements combined to make it necessary to pull the building closer to the north property line. Due to the existing tree cover, there is also a unique opportunity to provide the buffer and setback from the residential zoning as intended per the code while allowing a reduction in the actual onsite buffer and setback.

*7. An explanation of the existing uses and zoning of subject property.*

The site is currently undeveloped and the existing zoning is FC-A (Fulton County Annex) with an AG-1 underlay.

*8. An explanation of the existing uses and zoning of nearby property.*

To the north of the site is Walton Centennial, an existing development of apartments, townhomes, and single-family homes zoned R-3. To the southwest across Holcomb bridge road is undeveloped property zoned FC-A and to the southeast across Scott Road is undeveloped property zoned MPMUDc.

*13. The suitability of the subject property under the existing zoning district and/or district classification for the proposed use.*

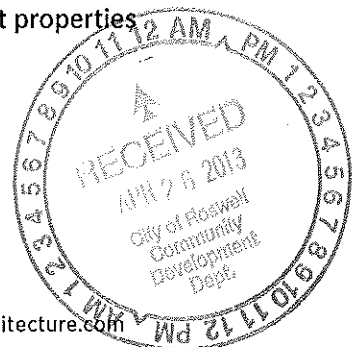
The current zoning of FC-A with an AG-1 underlay limits what can be developed on the parcel without going through the rezoning process as FC-A has no development standards in the Roswell Code. The proposed use of an Institutional Residential Living & Care Facility serving more than 18 persons is allowed with a Conditional Use Request under the City of Roswell's O-P zoning designation.

*18. Possible effects of a change in zoning or overlay district map, or change in use, on the character of a zoning district.*

The rezone and conditional use of the site will have a positive effect on the area. The site is perfect for our use and fits in with the surrounding developments. Our retirement residence will compliment the other housing adjacent to the site as well as the other developments in the near area.

*19. Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.*

The proposed retirement residence will have no negative effect on the economic value of the surrounding properties and will have no impact on the future development of the vacant properties across the street.



20. The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.

We pride ourselves on a park like setting for our residents and preserving the natural features on the site. Our storm water will be managed through both onsite and offsite measures and will have no impact on adjacent properties or water quality in the area. The proposal will not affect air quality or the environment in general in a negative way.

21. The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme, with due consideration given as to whether or not the proposed change will help to carry out the purposes of these zoning regulations.

We are proposing a rezone from FC-A to O-P. This change is consistent with the existing development in the area, the Comprehensive Plan and fits in with the zoning of the surrounding undeveloped properties.

22. The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight. In those instances in which property fronts on a major thoroughfare and adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.

The proposed Roswell Retirement Residence is a perfect transition from the major thoroughfares of both Holcomb Bridge Road and Scott Road and the existing residential homes to the North. The proposed site plan shows the preservation of the existing natural buffers around the building, which is a benefit to both our residents and the residents of the adjoining development. Our development is low impact for the whole area, especially on the existing residential homes. We anticipate a seamless transition between our side and the current Walton Centennial development.

