

**A resolution recommending that the City of Roswell Mayor & City Council grant approval for property located in Land Lot 188 of the 1<sup>st</sup> District, 2<sup>nd</sup> Section containing 4.97 acres for the requested change of conditions of zoning per Case # 13-01 located on Hardscrabble Road.**

**WHEREAS:** Notice to the public regarding said zoning has been duly published in the Roswell Neighbor, the official news organ of the City of Roswell; and

**WHEREAS:** A public hearing was held by the Planning Commission on April 16, 2013; and

**WHEREAS:** The Planning Commission is a recommending body to the Mayor and City Council; and

**WHEREAS:** The Planning Commission has reviewed the change of conditions request based on the Standards of Review found in Section 31.1.12, Table 31.1.4 of the Roswell Zoning Ordinance; and

**WHEREAS:** The Planning Commission has reviewed the change of conditions request based on the 2030 Comprehensive Plan character area Suburban Residential; and

**NOW THEREFORE, BE IT RESOLVED,** The City of Roswell Planning Commission while in session on April 16, 2013 hereby ordains and recommends approval of this said request to the change of conditions from the original RZ08-17 approval with the following conditions.

1. The owner/developer shall install similar landscaping to match the landscaping approved by the Design Review Board for the American Family Care corner parcel and the Assisted Living parcel.
2. The 30' streetscape shall not be a separate parcel controlled and maintained by the Home Owner's Association.
3. The buffer shall contain a minimum four (4) foot berm with landscaping.
4. The interior road shall be a private road with a 40' right-of-way.

So effective this 16<sup>th</sup> day of April, 2013.

  
Cheryl Greenway, Planning Commission Chair