



**Petition No. 201301672 and 201301673**

| <b>HEARING &amp; MEETING DATES</b>                     |   |                                    |                                       |
|--|---|------------------------------------|---------------------------------------|
| <b>Design Review Board Meeting</b>                     | <b>Neighborhood Meeting</b>   | <b>Planning Commission Hearing</b> | <b>Mayor and City Council Hearing</b> |
| N/A  | 7/11/13   | 8/15/13                            | 10/14/13                              |
| <b>APPLICANT/PETITIONER INFORMATION</b>                |   |                                    |                                       |
| <b>Property Owner</b>                                  | <b>Petitioner</b>   | <b>Representative</b>              |                                       |
| Barry Teague   | John Wieland  | Don Rolader                        |                                       |
| <b>PROPERTY INFORMATION</b>                            |   |                                    |                                       |
| <b>Address, Land Lot, and District</b>                 | 2000 Holcomb Bridge Road; Land Lots 712 and 713; First District, Second Section |                                    |                                       |
| <b>Frontage and Area</b>                               | 1014' on HBR; 903' on Eves Rd.; 1571' on Scott Rd.; 27.90 acres                 |                                    |                                       |
| <b>Existing Zoning and Use</b>                         | MPMUD; vacant land  |                                    |                                       |
| <b>Overlay Design District</b>                         | Riverbanks Campus Overlay Design Guidelines                                     |                                    |                                       |
| <b>2030 Comprehensive Plan; Future Development Map</b> | Holcomb Bridge Road SR 140 Corridor   |                                    |                                       |
| <b>Proposed Zoning</b>                                 | Site plan amendment to the MPMUD  |                                    |                                       |

**INTENT**

The applicant is requesting a site plan amendment to the MPMUD zoning at Holcomb Bridge Road/Scott Road and Eves Road. The applicant is requesting variances to the setbacks. There are also variances to the MPMUD requirements.

**DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION**  
**Site Plan Amendment 201301672 and CV201301673 - Approval**

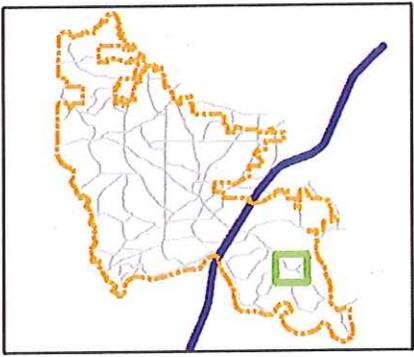
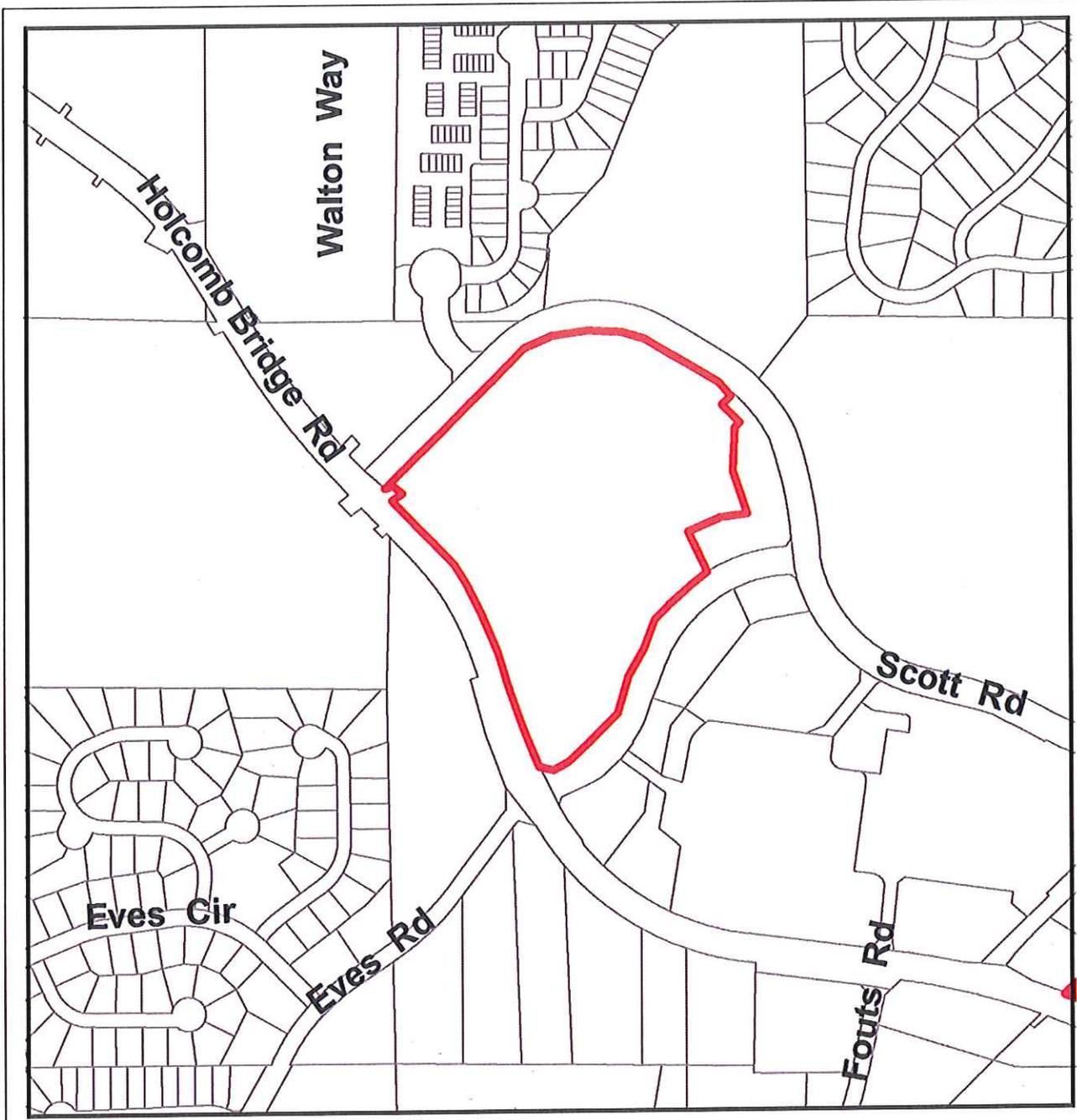
## PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommended approval of the site plan amendment during their regularly scheduled August 15, 2013 public hearing with the following conditions.

1. The owner/developer shall develop the subject property in substantial accordance with the site plan stamped "Received August 5, 2013 City of Roswell Community Development Department."
2. The owner/developer shall comply with all Stormwater Management regulations as required by the Environmental/Public Works Department.
3. A preliminary and final plat shall be required for the development.
4. A stormwater concept plan, approved by the Public Works Department, shall be completed prior to the submittal of the preliminary plat.
5. The number of lots within the subdivision is not guaranteed with the approval of the zoning.
6. A traffic study shall be completed prior to a land disturbance permit for review by the Roswell Transportation Department. All improvements requested by the Roswell Department of Transportation shall be constructed prior to a certificate of occupancy for any part of the development.
7. The owner/developer shall prepare a traffic signal warrant study and a traffic signal plan as a project improvement for the intersection of Holcomb Bridge Road and Scott Road per Georgia Department of Transportation (GDOT) standards. The signal warrant study and a signal permit shall be submitted to Roswell Department of Transportation (RDOT) for submission to GDOT for approval.
8. The owner/developer shall be responsible for 50% of the cost of the installation of the traffic signal and all intersection improvements as project improvements to be located at the intersection of Scott Road and Holcomb Bridge Road. The traffic signal shall be installed prior to the first certificate of occupancy for the development.
9. The owner/developer shall remove the proposed Private Drive "D".
10. The owner/developer shall install 5' wide sidewalk with a 2' grass strip along Holcomb Bridge Road as required by the Roswell Transportation Department.
11. The owner/developer shall install 5' wide sidewalk with a 5' grass strip along Scott Road as required by the Roswell Transportation Department.
12. The owner/developer shall install 10' wide multi-use sidewalk with a 2' grass strip along Eves Road as required by the Roswell Transportation Department.
13. The owner/developer shall install 5' wide sidewalks along the interior roads within the development.
14. The Holcomb Bridge Road entrance into the retail parcel shall be right-in/right-out only.
15. The owner/developer shall provide right-of-way for the pedestrian bridge as required by the

Roswell Transportation Department. The right-of-way shall be shown on the preliminary plat to be determined in conjunction with the owner/developer.

16. All of the interior roads within the development shall not be built to the City of Roswell public street standards and width requirements.
17. The sidewalk shown on site plan within the 75' stream buffer shall be removed.
18. All of the garages shall be a minimum of 10 feet separation from any other structure.
19. The owner/developer shall provide a phasing plan for the development prior to the issuance of the land disturbance permit.
20. On the preliminary and final plats, all building setbacks must be labeled for all residential and commercial buildings.
21. The owner/developer shall extend and widen the eastbound turn lane on Holcomb Bridge Road at Scott Road per the City of Roswell Transportation Department and Georgia Department of Transportation.
22. The owner/developer shall show all driveways and intersections on the opposite side of Scott and Eves Road and align all proposed driveways with existing driveways where feasible or meet the City of Roswell minimum driveway offsite standards.
23. The owner/developer shall verify sight distance is adequate for each proposed driveway and provide sketches.



1 in = 500 ft

## Location

 2000 Holcomb Bridge Rd

## STAFF RECOMMENDED CONDITIONS

The Community Development Department recommends approval of the site plan amendment and the concurrent variance for the front and side setbacks with the following conditions.

1. The owner/developer shall develop the subject property in substantial accordance with the site plan stamped "Received September 20, 2013 City of Roswell Community Development Department."
2. The owner/developer shall comply with all Stormwater Management regulations as required by the Environmental/Public Works Department.
3. A preliminary and final plat shall be required for the development.
4. A stormwater concept plan, approved by the Public Works Department, shall be completed prior to the submittal of the preliminary plat.
5. The number of lots within the subdivision is not guaranteed with the approval of the zoning, due to other city standards that may affect the number of lots.
6. A traffic study shall be completed prior to a land disturbance permit for review by the Roswell Transportation Department. The phasing schedule of the development shall be submitted and approved by the Transportation Department prior to the Land Development Permit.
7. The owner/developer shall include a traffic signal warrant analysis for the intersection of Holcomb Bridge Road at Scott Road in the traffic study that is required per the Roswell Zoning Ordinance. **(This has been completed and a traffic signal is not warranted.)**
8. The owner/developer shall install 5' wide sidewalk with a 2' grass strip along Holcomb Bridge Road as required by the Roswell Transportation Department.
9. The owner/developer shall install 5' wide sidewalk with a 5' grass strip along Scott Road as required by the Roswell Transportation Department.
10. The owner/developer shall install 10' wide multi-use sidewalk with a 2' grass strip along Eves Road as required by the Roswell Transportation Department.
11. The owner/developer shall install 5' wide sidewalks with a minimum 2' grass strip along the interior roads within the development.
12. The Holcomb Bridge Road entrance into the retail parcel shall be right-in/right-out only.
13. The owner/developer shall provide 10,000 square feet of right-of-way for the future pedestrian bridge as required by the Roswell Transportation Department. The right-of-way shall be shown on the preliminary plat, the Land Development Permit, and dedicated at the time of the final plat for any portion of the development.
14. All of the interior roads within the development shall be built to the City of Roswell public street standards and width requirements.
15. The sidewalk shown on site plan within the 75' stream buffer shall be removed.
16. All accessory structures shall have a minimum of ten (10) feet between all other buildings.
17. On the preliminary and final plats, all building setbacks must be labeled for all residential and

commercial buildings.

18. The owner/developer shall extend and widen the eastbound turn lane on Holcomb Bridge Road at Scott Road per the City of Roswell Transportation Department and Georgia Department of Transportation. The owner/developer shall be required to pay an amount of 15% (\$16,920.00) of the cost of the future extension, prior to the issuance of the first certificate of occupancy for the development.
19. The owner/developer shall show all driveways and intersections on the opposite side of Scott and Eves Road and align all proposed driveways with existing driveways where feasible or meet the City of Roswell minimum driveway offsite standards.
20. The owner/developer shall verify sight distance is adequate for each proposed driveway and provide sketches.
21. The owner/developer shall modify existing striping (no additional asphalt) to create a 100 foot long left turn storage bay with a 50 foot taper at the site entrance on Eves Road prior to the issuance of a certificate of occupancy for the development.
22. The owner/developer shall modify existing striping (no additional asphalt) to create a 100 foot long left turn storage bay with a 50 foot taper at the site entrance on Scott Road prior to the issuance of a certificate of occupancy for the development.

## BACKGROUND

The property was rezoned in 2006 from FC-A (Fulton County-Annexed) originally O-I (Office-Institutional) in Fulton County to MPMUD (Master Planned Mixed Use District) for a mixed use development with the following conditions.

1. The owner/developer shall develop the property in accordance with the site plan stamped "Received July 25, 2006 City of Roswell Community Development Department," or as approved by the Design Review Board and consistent with these recommended conditions. This approval also included the signage packet dated July 6, 2006.
2. All lighting shall be high-pressure sodium so as to prevent illumination onto adjacent properties. All lighting shall be approved by the Roswell Design Review Board.
3. There shall be no gates located within the residential area with the exception of gated access to the underground parking.
4. Additional landscape islands shall be added to the parking lot areas as approved by the City of Roswell Landscape Architect and the Roswell Design Review Board.
5. A mixture of under-story trees such as Dogwood and Redbud shall be added to compliment the over-story trees within the development. These trees shall be approved by the City of Roswell Landscape Architect and the Roswell Design Review Board.
6. The owner/developer shall prepare a traffic signal warrant study and a traffic signal plan as a project improvement for the intersection of Holcomb Bridge Road and Scott Road per Georgia Department of Transportation (GDOT) standards. The signal warrant study and a signal permit shall be submitted to Roswell Department of Transportation (RDOT) for submission to GDOT for approval.
7. The owner/developer shall install the traffic signal and is responsible for all cost associated with the design, construction, equipment and installation of the traffic signal at the intersection of Holcomb Bridge Road and Scott Road as required by GDOT and RDOT, contingent on the traffic signal being permitted by the Georgia Department of Transportation.
8. The owner/developer shall install a westbound right turn deceleration lane from Holcomb Bridge Road to the project right-in / right-out driveway per Georgia Department of Transportation (GDOT) standards.
9. The owner/developer shall construct left turn lanes and deceleration (right turn) lanes at each project driveway, except for the two (2) entrances for the school/overflow parking lot.
10. The owner/developer shall provide a truck routing plan. The plan shall indicate that

the truck wheel paths will not impede on the proposed curb radii as required by the City of Roswell Transportation Department prior to the issuance of a Land Development Permit.

11. The owner/developer shall provide a striping plan for the entire property road frontage. The striping plan shall include the existing and proposed striping. The plan shall extend at a minimum 250' beyond the project limits for all roadways including side streets and driveways.
12. The owner/developer shall submit a sight distance study for all entrances as required by the Roswell Department of Transportation prior to the July 31, 2006 Mayor and City Council hearing.
13. The owner/developer shall install a minimum six (6) foot sidewalk and a minimum six (6) grass strip along the frontages of Holcomb Bridge Road, Eves Road and Scott Road per the Riverbanks Campus Design Guidelines.
14. A permit from the Army Corps of Engineers to allow for disturbance within the wetland buffer shall be required. This permit will be required prior to the issuance of a Land Development Permit.
15. The owner/developer shall deed the property (designated as the parking area for the Centennial students) to the Centennial High School Booster Association, Inc., prior to the issuance of a Land Disturbance Permit. The deed shall specify that if Centennial High School ceases to exist and the Centennial High School Booster Association, Inc. does not use the parking lot for the benefit of the school, the parking lot property will convey to Long Swamp Baptist Church. This deed shall also include a perpetual easement between the Centennial High School Booster Association, Inc. and The Griffin Company to allow overflow parking to The Griffin Company and successor owners of the commercial, office and residential development.
16. The owner/developer shall donate to the City of Roswell a conservation easement on land north of the stream of Scott Road prior to the issuance of a Land Disturbance Permit.
17. The owner/developer shall pay for a raised brick paver median up to a maximum of twenty (20) feet in length to match the existing painted median at the intersection of Scott Road and Eves Road as required by the City of Roswell Transportation Department.
18. The owner/developer shall comply with all Stormwater Management regulations as required by the City of Roswell Engineering Department.
19. The owner/developer shall work with the City of Roswell Transportation Department to provide a design plan for a left turn lane on Holcomb Bridge Road onto Scott Road within the existing right-of-way for approval by the Georgia Department of Transportation.
20. The Griffin Company will make the best efforts to complete the development no later than

outlined on the phasing schedule. The applicant will be permitted to substitute like kind buildings on the phasing schedule. For example, the applicant may choose to start residential buildings "K & L" versus "K & M" which is shown.

Notwithstanding anything to the contrary,

- A) The applicant will mass grade the entire site during site development and prior to the construction of any building (s). The site development will include installation of all major roads, installation of all major utilities and finished grade elevation for all retail/office/residential buildings.
- B) The applicant will not receive a Certificate of Completion for any square feet of commercial/retail space over 50,000 square feet if a building permit has not been issued for at least eighty-four (84) residential units and construction has commenced on those units.
- C) Upon receipt of a Certificate of Completion for over fifty (50) percent of each respective use (retail, office & residential), any additional building permits will not be conditioned.

**EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY**

| SUBJECT PETITION<br>201301672            | Requested Zoning    | Proposed Use   | Land Area (Acres)       | Number of Units                                      | Density (Square Footage per Acre)                       |
|--|---------------------|--|-------------------------|--|---|
|  | Site Plan Amendment | Residential/ Commercial  | 27.90                   | 82 SF homes<br>25 townhomes;<br>and 17,500 SF Retail | 3.9 upa for the residential; 627 SF per acre for retail |
| Location in relation to subject property | Zoning              | Use  | Land Area (Acres)       | Square Footage or Number of Units                    | Density (Square Feet or Units Per Acre)                 |
| North                                    | FC-A and R-3        | Elementary and High Schools; Apartments, townhomes and single family homes | 72 acres;<br>76.2 acres | N/A; and 418 (total for all of Walton)               | N/A; and 5.4 upa for all of Walton                      |
| South                                    | FC-A                | Vacant land  | 41 acres                | N/A  | N/A   |
| East                                     | FC-A                | Shopping center  | 35.9 acres              | 356,400 SF   | 9,928 SF per acre                                       |
| West                                     | FC-A and R-3        | Vacant land; Apartments, townhomes and single family homes                 | 5 acres;<br>76.2 acres  | N/A; and 418 (total for all of Walton)               | N/A; and 5.4 upa for all of Walton                      |
|  |                     |  |                         |  |   |
|  |                     |  |                         |  |   |



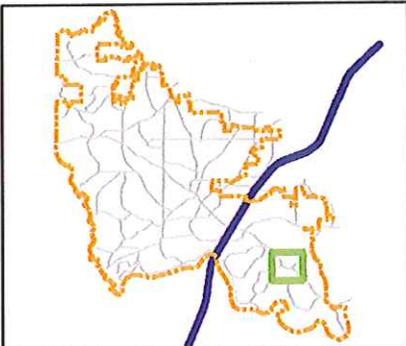
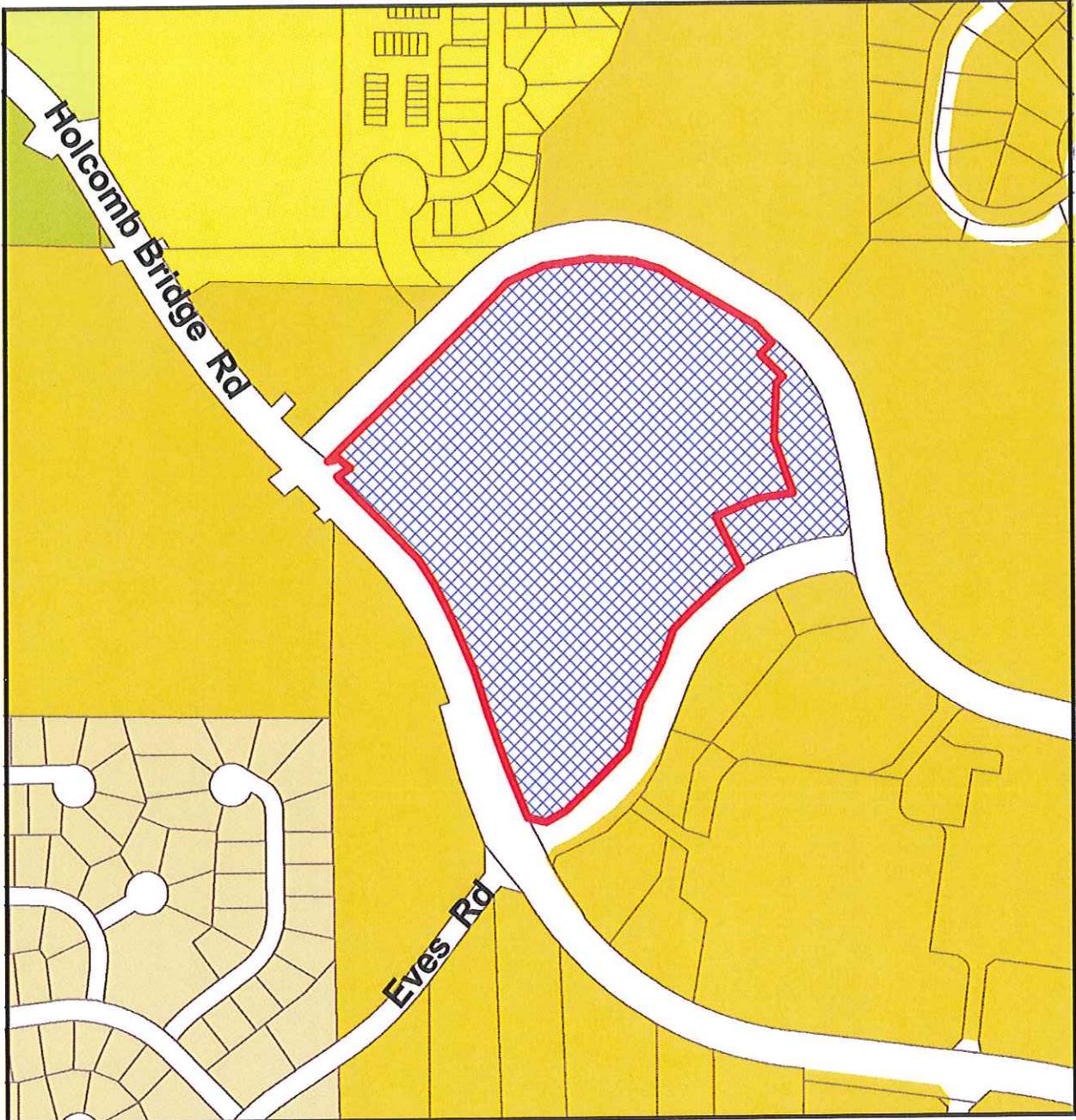
1 in = 350 ft

**Aerial**

 2000 Holcomb Bridge Rd

Map Source: City of Roswell GIS  
Map Created by: Micah Stryker

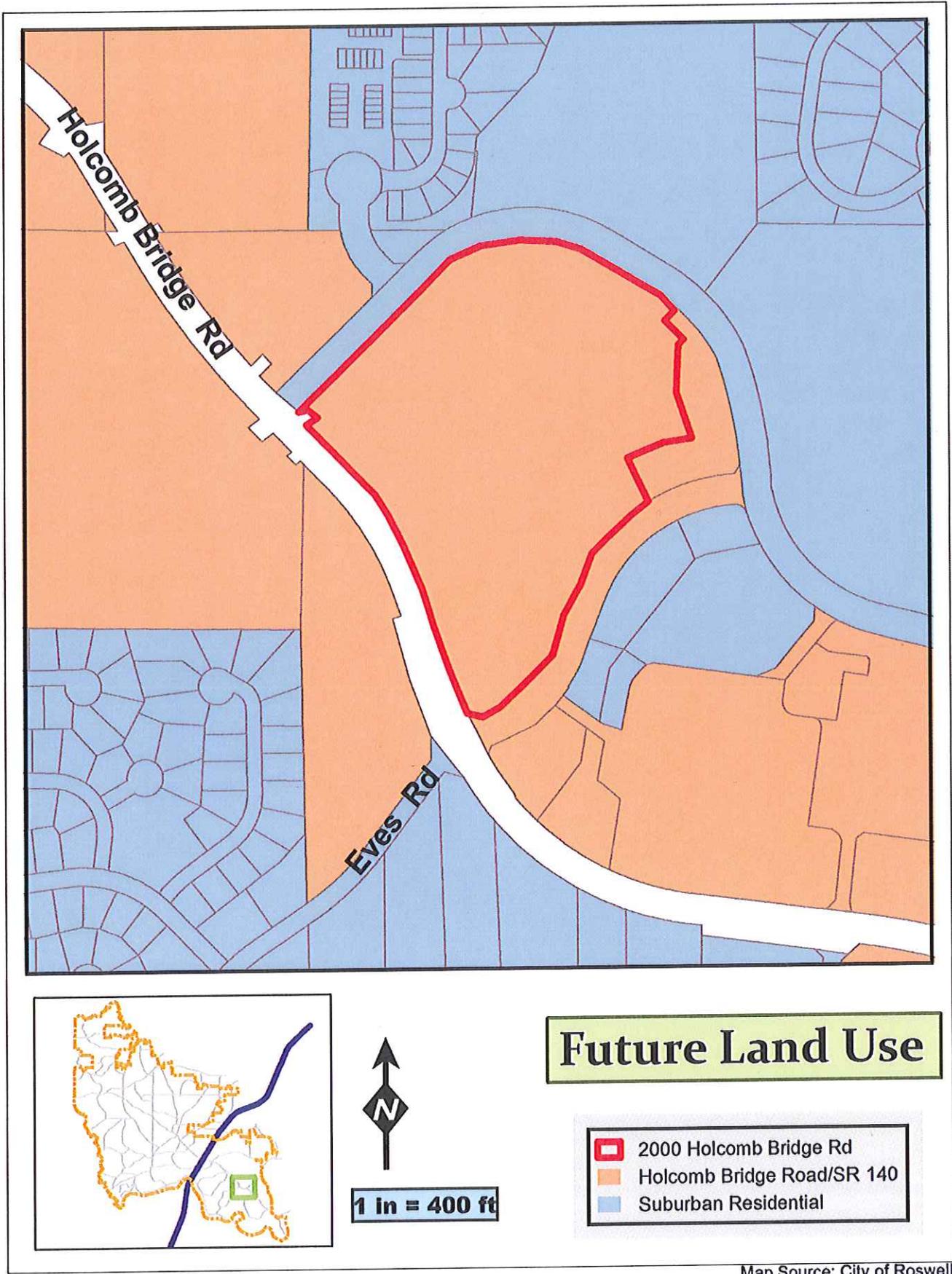
**Aerial Date: February 2010**



1 in = 400 ft

## Zoning

-  2000 Holcomb Bridge Rd
-  MPMUD - Master Plan Mixed-Use District
-  R-1 - Single-Family Residential District
-  R-3 - Multi-Family Residential District
-  R-4A - Multi-Family Residential District
-  R-5 - Planned Residential District
-  (FC-A) - Fulton County - Annexed





View of the property



View of the property



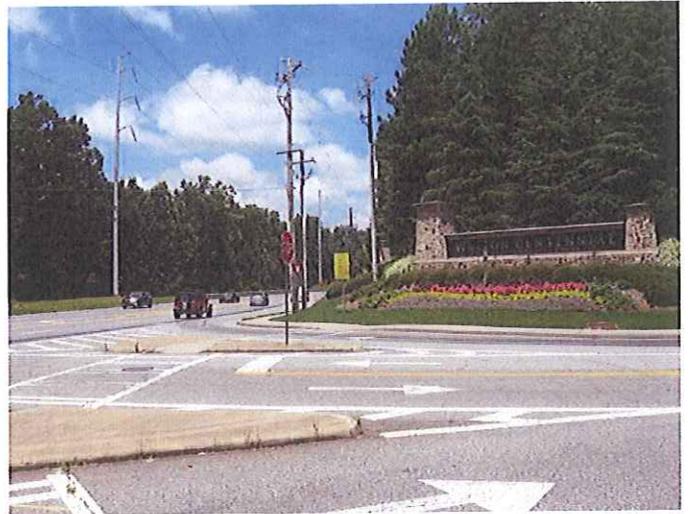
View of the property



View of the property



View of property to the east



View of property to the west



View of property to the north



View of property to the south



View of the property



View of the property



View of the property



View of the property



## NOTICE OF PUBLIC HEARING

Case No: Rezoning - 201301672  
Concurrent Variance - 201301673

Petitioner: Barry L. Teague

Location: 2000 Holcomb Bridge Rd.

Land Lot: 712, 713

Request: Applicant is requesting a site plan amendment with a Concurrent Variance for the reduction of 30% to open space

Public Hearings: Neighborhood Mtg. - July 11, 2013  
(Room 220) 7:00 p.m.

Planning Commission - Aug. 15, 2013  
(Council Chamber) 7:00 p.m.

Mayor & City Council - **October 14, 2013**  
(Council Chamber) 7:00 p.m.

Location: ROSWELL CITY HALL,  
38 HILL STREET, ROSWELL, GA

For more information contact the Planning & Zoning Office, 38 Hill St.,  
Ste. G-30, Roswell, GA (770) 641-3774 or [www.roswellgov.com](http://www.roswellgov.com)

## **SITE PLAN ANALYSIS**

The proposed site plan indicates eighty (80) single family homes and twenty-nine (29) townhomes and 17,590 square feet of retail. The lot sizes for the single family homes range from 2,538 SF to 8,808 SF. The townhomes are located near the front of the development by pocket parks A & B. The density of the total residential is 3.9 units per acre. The MPMUD ordinance allows up to 5 units per acre. The parking shown on the plan contains additional surface spaces for the residential. Each home is required to have a minimum of 2 parking spaces per unit which would be 218 parking spaces for the single-family homes and townhomes.

The proposed plan indicates that there will be parking spaces at the amenity area which is located in the Hilltop Park area near the proposed amphitheater. The retail building contains 60 parking spaces. Handicap spaces will be required for the retail building and the amenity area. The 47 parking spaces located along Eves Road is for Centennial High School.

The open space in the development meets the 30% requirement of the MPMUD ordinance. The development contains one large park labeled Hilltop Park, two pocket parks and the stream area along the northwestern corner area of the development.

The proposed site plan indicates zero setbacks for the front, side and rear on each property. There is no rear setback under the MPMUD ordinance.

The original approved 2006 plan contained 159,946 square feet of office and retail use. The maximum retail allowed was 69,750 square feet. The proposal also indicated 167 dwelling units. The residential density of the project was six (6) units per acre. The office and commercial density was 5,733 square feet per acre. The plan indicated 11.7 acres of open space and a part of that open space is a flowing stream on the property.

The site plan indicated a total of 570 parking spaces for the office, commercial and residential guest parking. The plan indicated approximately 303 parking spaces located underground or within the residential buildings. There was also 142 parking spaces for the Centennial High School students or any overflow parking that may be needed.

## **DRB/HPC comments and Design Guidelines**

Not applicable

## **LANDSCAPE PLAN ANALYSIS**

A detailed tree protection plan and landscape plan will be required prior to submittal for the Design Review Board and the preliminary plat.

## **VARIANCE CONSIDERATIONS**

By virtue of the proposed site plan, the applicant is requesting variances to the front and side setbacks.

1. Under the MPMUD ordinance, a 15' front setback is required along a major street and a 5' front setback is required along a minor street. The site plan indicates a 0' setback for the front on all lots.
2. A 5' side setback is required under the MPMUD ordinance for a side, corner lot abutting either a major or a minor street. The site plan indicates a 0' setback for the side on all of the lots which are corner lots.

### VariANCES related to the MPMUD requirements

The proposed site plan amendment to the MPMUD approved zoning does not meet several of the requirements under the MPMUD zoning district in the Roswell Zoning Ordinance. Therefore, variances to allow for this proposed development are required.

1. A variance to section 7.3.2.2, Commercial, Office and Institutional Uses. There is no office component to the development and the retail proposed exceeds the 5,000 SF and 15,000 SF on the ground floor as indicated in this section. The proposed retail building is one-story with 17,590 SF.
2. A variance to section 7.3.5, Application Requirements and Procedures, 7.3.5.2, Master Development Plan, letter B, Land Use Standards, numbers 2-8, these include minimum lot size, minimum lot width, minimum setbacks, minimum building separation, buffers and impervious surface setbacks, maximum height, and maximum building coverage.
3. A variance to section 7.3.5, Application Requirements and Procedures, 7.3.5.2, Master Development Plan, letter C, Additional Requirements, numbers 1,2,3,7, and 8. These items include a development phasing schedule or a time line of phased projects; a method of water and sewer service, including the verification of capacity; a summary of the anticipated maintenance and ownership of the streets and open space; and a summary of the issues related to connectivity.
4. Section 7.3.6, Criteria for approval, 7.3.6.1, Standard Criteria and 7.3.6.2, Design Criteria are not applicable.

### Summary of Traffic Impact Study:

The Centennial Walk proposed development includes 82 signal family homes, 25 town homes and 17,590 square feet of retail space. The applicant was required per Roswell Zoning Ordinance to conduct a detailed Traffic Impact Study (TIS) since the vehicular trips generated by the proposed development exceeded the minimum thresholds. The TIS also included a Traffic Signal Warrant Analysis for the intersection of Holcomb Bridge Road at Scott Road.

The applicant communicated with Transportation Department Staff and certain assumptions and methodology were agreed upon before study was conducted. The TIS analyzed the following intersections in the morning and evening peak hours for existing (other than site driveways), built year 2014 and horizon year 2034, with and without the projected traffic conditions, with a 2% estimated annual growth.

- Holcomb Bridge Road at Scott Road

- Holcomb Bridge Road at Eves Road
- Scott Road at Eves Road
- Scott Road at Old Scott Road
- Scott Road at Site Driveway 1 (excluded from final site plan)
- Scott Road at Site Driveway 2
- Eves Road at Site Driveway 3
- Eves Road at Site Driveway 4

The TIS concluded that the proposed development does not degrade the Level of Service (LOS) on existing roadway network to the extent to recommend any kind of mitigations. The TIS also shows that the intersection of Holcomb Bridge Road and Scott Road does not meet the warrants for a traffic signal.

**Transportation Department conclusion and recommended improvements based on TIS:**

The Transportation Department Staff reviewed the TIS and is satisfied with accuracy of its contents. However, Staff believes that although the proposed development traffic does not degrade the LOS but still, this additional traffic impacts the overall network by causing some additional delay. Staff is recommending following improvements based on the information provided/analyzed in the TIS. These recommendations are also included in Transportation Department Conditions in a more refined form.

- The existing eastbound left turn lane on Holcomb Bridge Road at Scott Road intersection needs to be upgraded. The length and width of this lane is inadequate to handle even the existing traffic. Since it is an existing issue that will escalate with additional site generated traffic, the applicant to share the cost of improvement. Based on the ratio of existing turning traffic and site generated traffic, the applicant could be required to share 15% of the cost.
- Provide a left turn lane at the main site driveway on Eves Rd. The proposed site generated traffic exceeds the minimum threshold to require a left turn bay. This could be accomplished easily by restriping with no additional asphalt needed.

Provide a left turn lane at the main site driveway on Scott Road. Although the proposed site generated traffic volume is a little less than the minimum threshold to require a left turn bay, the applicant will have to provide a left turn bay since currently the area is gored out. A turn lane can easily be created by restriping with no additional asphalt needed.

**DEPARTMENT COMMENTS**

|   |   |
|---|---|
| <p>City of Roswell Environmental Department</p> | <ul style="list-style-type: none"> <li>• The area designated for stormwater compliance is inadequate to provide stormwater compliance. The pond shown on site is required to provide 238,000 SF of storage for a separate development. A water quality pond was added on the 9-20-13 plans. The engineer was informed of this via email June 14.</li> </ul> |
|---|---|

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|---|--|
| City of Roswell Engineering Division      | <ul style="list-style-type: none"> <li>• Provide Steep Slope Analysis. Steep slope analysis provided and stamped.</li> </ul>   |
| Fiscal Impact                             | <ul style="list-style-type: none"> <li>• The fiscal impact analysis indicates a net revenue over fifteen years.</li> </ul>   |
| Archaeological                            | Not applicable   |
| City of Roswell Fire Department           | <ul style="list-style-type: none"> <li>• The requirements of the 2006 edition of the International Fire Code and appendices B, C and D must be met. This includes aerial apparatus access, hydrant locations, flow requirements, etc.</li> <li>• I have contacted the site engineer and have suggested a meeting with the developer so that a more effective plan review can be completed.</li> </ul>  |
| City of Roswell Transportation Department | <ul style="list-style-type: none"> <li>• GDOT permit will be required for all proposed work and improvements within the state right-of-way</li> <li>• Show all existing driveways and intersections on the opposite side of Scott Road and Eves Road. Align all proposed driveways with existing driveways where feasible or meet the City of Roswell minimum driveway offset standard (250 feet for driveway on the same side of the street, minimum 125' for driveways on opposite side of the street. The measurement is from centerline to centerline.</li> <li>• Verify sight distance for each proposed driveway is adequate. Provide sketches.</li> <li>• Sidewalk shall be provided along the entire Scott Road, Eves Road and Holcomb Bridge Road/SR 140 frontages.</li> <li>• Address pedestrian crossing from nearby residential subdivisions (consider raised median along Scott Road. Upgrade pedestrian signal to countdown signal, if necessary, etc.)</li> <li>• If necessary, provide a truck routing plan for trucks delivering goods to the proposed businesses - Use Auto turn or similar software.</li> <li>• ROW in the northeast corner of the intersection of Holcomb Bridge Rd and Eves Rd for a possible future overhead pedestrian bridge.</li> <li>• Extension and widening of the existing eastbound left turn lane on Holcomb Bridge Rd at Scott Rd.</li> <li>• Internal street layout to align with Centennial Way.</li> <li>• Provide standard sidewalk along all street frontages; 2' grass strip with minimum 5' wide sidewalk along HBR/SR 140 (pending GDOT approval), 5' grass/tree strip and 5' sidewalk along Scott Road frontage, 5' grass/tree strip and 10' wide multi-use path along Eves Road frontage. (Riverbanks overlay has alternate</li> </ul> |

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sidewalk and buffer options along HBR/SR 140 frontage)

- Due to proximity with the traffic signal and conflicts with the existing left turn lanes, the 2 accesses to the outparcel shall be restricted to right/in-right/out only. Provide adequate raised island.
- City of Roswell standard construction (section 2.1.1. par. 4) recommends interparcel connectivity. Consider interparcel Interconnectivity between the outparcel and the internal residential street network.
- City of Roswell standard construction (section 2.1.1 par. 7) encourages traffic calming along residential street longer than 600 feet. Consider traffic calming along the main residential street.
- Conflict between the proposed residential street along Eves Rd and the existing single wing catch basin shall be resolved in Land Disturbance plans.
- City of Roswell minimum local lane width is 10' (table 2.2 of the City standard construction manual. Standard lane width is 12')
- All Horizontal and vertical curves shall meet the City of Roswell standard (section 2.1.4)
- 2 full accesses for the school parking lot is excessive. Stripe as a one-way loop or reduce to one full access.

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Fulton County

- The anticipated water demand is 28,890 gallons per day for the residential units and 1,759 gallons per day for the retail use. The anticipated sewer demand is 25,756 gallons per day.

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City of Roswell Arborist &  
Landscape Architect

- Tree plans to be in the form of a to-scale map or site plan on a current boundary survey, prepared and sealed by a registered land surveyor, registered landscape architect, ISA certified arborist or registered forester; submit as a separate drawing when appropriate.
  - Denote location of all specimen tree(s), plus all trees which will be preserved and counted toward site tree density unit requirements (trees with caliper measurement of three inches or greater can be counted).
  - Label specimen tree(s) including critical root zones (CRZ), CRZ = 1.5 x DBH (diameter at breast height).
  - Identify tree save areas including natural areas, buffers, limits of clearing, staging areas and all other land disturbance. No material storage permitted in tree save areas.
  - Provide tree density calculations for the purposes of complying with minimum required tree density (30 units per acre). Includes single family lots one acre or greater.
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- Specify planting schedule with proposed tree species (botanical and common), quantity, size, spacing, and any special notes.
  - Plant street trees as required along all new local collector and arterial streets and private streets within commercial, industrial or residential subdivisions.
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## CHRONOLOGICAL LISTING OF PLANS SUBMITTED

Original plans submitted on Jun 4, 2013.

Revised plans submitted on August 5, 2013.

Revised plans submitted on September 20, 2013. The following changes were made.

1. Access from Scott Road at Private 50' R/W "B" was eliminated.
2. Access from Holcomb Bridge into townhomes was eliminated.
3. The roundabout was removed to allow more room in the amenity area.
4. Lots in the southwest corner of site were reconfigured away from storm pipes near Scott Road & Holcomb Bridge Road. That necessitated reworking the lots and townhome areas.
5. Water quality pond was added near the stream buffer. Lots and private roads were reconfigured in this area.
6. The Boosters parking lot was reconfigured.
7. Parallel parking was added along Private Road "H".

## STANDARDS OF REVIEW

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

The proposed request is for a site plan amendment. The zoning of the property is currently MPMUD (Master Planned Mixed Use District) and the zoning will not change.

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

The proposed site plan amendment is less dense than the current approved plan which may not adversely affect the existing nearby properties.

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*3. Whether the property to be affected by the zoning proposal may have reasonable economic use as currently zoned.*

The zoning of the property will not change with this site plan amendment request.

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

The proposed development will be required to provide a traffic study to the City of Roswell. The proposed development will add to the existing use of the transportation facilities.

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*5. Whether the zoning proposal is in conformity with the policies and intent of the 2030 Comprehensive Plan.*

The 2030 Comprehensive Plan indicates that this property is located within the Holcomb Bridge Road/SR 140 Corridor character area. Since it is a site plan amendment only, it is in compliance.

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

This is a site plan amendment. There will be no change to the zoning of the property.

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*7. Existing use(s) and zoning of subject property.*

The subject property is zoned MPMUD (Master Planned Mixed Use District) and is currently vacant.

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*8. Existing uses and zoning of nearby property. (See page 5).*

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*9. An explanation of the existing value of the property under the existing zoning and/or overlay district classification.*

The zoning of the property will not change. An appraisal would be needed to determine the existing value of the subject property under the current MPMUD zoning approval.

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*10. Whether the property can be used in accordance with the existing regulations.*

This is a site plan amendment only; the property can be used in accordance with the existing MPMUD zoning.

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*11. The extent to which the property value of the subject property is diminished by the existing zoning district and/or overlay district classification.*

The existing zoning is MPMUD and that will not change with this request.

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*12. The value of the property under the proposed zoning district and/or overlay district classification.*

The zoning of the property will not change with this site plan amendment request. An appraisal would be needed to determine the value of the subject property.

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

The proposed single family residential homes, townhomes and commercial uses are suitable under the existing MPMUD zoning since this is a site plan amendment change only.

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*14. The suitability of the subject property under the proposed zoning district and/or overlay district classification.*

There is no change to the zoning. The requested change to the use is suitable under the MPMUD zoning.

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*15. The length of time the property has been vacant or unused as currently zoned.*

The property has never been developed. It was zoned in 2006 to the MPMUD zoning classification for a mixed use development.

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*16. A description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district and/or overlay district.*

The existing MPMUD zoning will not change with this site plan amendment.

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*17. The possible creation of an isolated zoning district unrelated to adjacent and nearby districts. The site plan amendment will not change the zoning; therefore, it will not create an isolated zoning district.*

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

The zoning of the property will not change with this proposed site plan amendment.

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*19. Whether the 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.*

This is a site plan amendment only. The original 2006 approved plan indicated 167 total units, 159,946 SF of retail and office uses. The proposed site plan amendment contains 80 single family homes, 29 townhomes and 17,590 SF of retail.

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

The plan will be required to meet all of the GA stormwater standards required by the Public Works Department.

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

The site plan amendment will not change the overall zoning scheme of the development. The site plan amendment

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*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 also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.*

The proposed zoning fronts on Holcomb Bridge Road which is a major thoroughfare and is surrounded on all sides by roads.

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*23. The amount of undeveloped land in the general area affected which has the same zoning or overlay district classification as the map change requested.*

This is not a request for a map change; it is a request for a site plan amendment.