

**A resolution recommending that the City of Roswell Mayor & City Council grant approval for property located in Land Lots 1281 and 1282 of the 1<sup>st</sup> District, 2<sup>nd</sup> Section containing 16.1 acres of the requested rezoning with a concurrent variance to allow for a single family development per Case # RZ 201301339 and CV 201301341 located at 12055 Houze Road and 365, 375, and 395 Rucker 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 July 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 rezoning 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 variance request based on the Authority to Grant Concurrent Variances found in Section 31.1.29 and the Criteria to Consider for Concurrent Variances found in Section 31.1.31 of the Roswell Zoning Ordinance; and

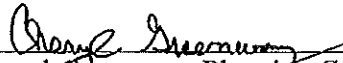
**WHEREAS:** The Planning Commission has reviewed the rezoning based on the 2030 Comprehensive Plan character area Suburban Residential; and

**NOW THEREFORE, BE IT RESOLVED,** The City of Roswell Planning Commission while in session on July 16, 2013 hereby ordains and recommends approval of this said rezoning with a concurrent variance for the lot width for property at 12055 Houze Road and 365, 375, and 395 Rucker Road to allow for a single family development subject to the following conditions.

1. The owner/developer shall develop the property in substantial accordance with the site plan stamped "Received May 7, 2013 City of Roswell Community Development Department."
2. The proposed subdivision shall not provide vehicular access to the existing stub street in the Reserve @ Crabapple. The connection shall not be shown on the preliminary plat, final plat and the land disturbance permit plans.
3. The owner/developer shall dedicate right-of-way along Rucker Road as required by the Roswell Transportation Department.
4. A preliminary and final plat shall be required for the development.
5. A stormwater concept plan, approved by the Public Works Department, shall be completed prior to the submittal of the preliminary plat.

6. The number of lots within the subdivision is not guaranteed with the approval of the zoning.
7. The entrance from Houze Road shall be built to city standards and shall not be public right-of-way, but only used for emergency vehicle access only.

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

  
Cheryl Greenway, Planning Commission Chair