

Project Name	Forrest Commons
Property Location	900 Myrtle Street
Owner/Petitioner	Dave Schmit
Representative	Steve Rowe
Petitioner's Request	Residential Development using the Groveway Ordinance and Design Guidelines

Background

The property is located at 900 Myrtle Street. A stream buffer variance for the flowing stream was granted to the applicant during the April 8, 2013 Mayor and City Council hearing with the following conditions.

1. The applicant/developer shall provide a stabilization plan for the stream conforming to Streambank and Shoreline Stabilization Guidance Level 1 techniques.
2. The applicant/developer shall provide analysis and streambank stabilization as needed to provide a non-erodible stream channel for the diversion of stormwater from the flowing stream to the stream channel along the southern property line.
3. The applicant/developer must receive approval for their variance request from the State.

There is a 25' state waters stream located on the southern end of the property which did not receive a variance and the proposed development works around the buffer area of the state waters.

Site Plan Analysis

The site plan for Forest Commons indicates a mix of single family detached and attached townhomes. The proposed development consists of 22 homes on 3.293 acres. There are two roadways through the development from Forrest St. to Myrtle St. There are 9 homes on their own lot of record and 13 townhome units. The proposed plan shows an open community garden in the middle of the development.

Landscape Plan Analysis

The tree plan indicates 10 specimen trees being removed from the site. One specimen tree, a 27" Poplar will be saved. The site requires 99 tree units. The landscape plan indicates 24.3 units to be recompensed for the specimen trees. This is indicated by the chart on the tree replacement plan which they have determined that out of the 10 specimen trees to be removed, they consider only three of them to be in good health. They will be paying into the tree bank for the units which they cannot fit onto this site.

The proposed trees for this development are Lacebark Elm, October Glory Red Maple, Black Gum, Nuttall Oak, Bald Cypress, Muskogee Crape Myrtle, Brodie Cedar, Redbud and Kousa Dogwood.

Elevations

There have been elevations submitted by the applicant. The elevations do not list any materials or information on the drawings other than the height.

The applicant will bring color samples and building materials to the meeting.

Design Guidelines

The site is regulated by the Groveway Community Hybrid Form-Based Code and the Groveway District Design guidelines. The development is located in the Neighborhood Mixed Use area of Groveway. A copy of the Groveway Ordinance and the Groveway Design Guidelines are included in your packet.

Groveway Community Hybrid Form-Based Code Requirements

12.4.10 Right of Way Regulations

The minimum width of right-of-way for streets in the Groveway Community shall be 50 feet. Development along a substandard right-of-way shall be required to dedicate to the public sufficient right-of-way to maintain at least 25 feet to the centerline of the road.

The site plan indicates required 50' ROW on both Forrest and Myrtle Streets.

12.4.11 Building Height

Buildings and structures in this district shall be at least one (1) story or eighteen (18) feet in height and not to exceed a permitted height of fifty-four (54) feet or four (4) stories.

The project meets this requirement as indicated on the elevations.

12.4.12 Building Length and Separation

Maximum building length is three hundred (300) feet. Separation between buildings shall be no less than thirty (30) feet to provide access to the interior of the block, including any parking areas. Building separation area shall consist of a paved walkway through the depth of the parcel. This walkway shall coordinate with and connect to other walkways leading to the interior of the same block if parking is located there.

Buildings in excess of one hundred (100) feet in length shall conform to the regulations of the Maximum Façade Width Checklist.

There are no buildings which are in excess of 300 feet shown on the site plan.

The townhome buildings are in excess of 100 feet in length so they must conform with the regulations of the Maximum Façade Width Checklist.

12.4.13 Building Orientation

All buildings in the community shall be located along and oriented toward new or existing streets, excluding alleys and passages. A building is oriented towards a street if it has a building entrance that opens directly on to that street.

The end unit of each townhome building is oriented toward both Forrest and Myrtle Street with a door and deck/porch area.

12.4.14 Frontage Types

Frontage includes portions of all primary building facades up to the top of the first or second floor, including building entrances, located along and oriented toward streets. A property's permitted frontage type shall be as specified within each District's regulations charts. All permitted frontage types for a single District are allowed either alone or in combination with any other permitted frontage type within a single building as specified by the District's regulations.

Frontage requirements regulate a building's primary entrance treatments, encroachments and property edges. Frontage regulations apply along the full length of the property frontage, even when there is no building façade.

The types of frontages for the neighborhood mixed use district are storefront standards, forecourt standards, stoop standards and terraced yard standards.

The site plan indicates a porch on the front of each townhome unit. The porch could be considered a stoop. The stoop standards from the Groveway Ordinance are as follows: Stoops are elevated platform entryways situated close to the sidewalk. Building entries shall be visible from the street. Weather protection at least 3 feet deep is required over the entire span of all entries and placed at least 8 vertical feet above the platform. Transparency requirements are as follows for residential uses along 15% of the transparency zone. The ordinance lists the following as the stoop regulations:

Minimum 42" tall and at least 50% transparent

Minimum 0', maximum 36"

Minimum 6' deep

Minimum 6' wide

Minimum 8' above platform

Minimum 3' and shall not project into the right-of-way

Between 30" and 8' above grade

The site plan or the elevations need to clearly show which type of frontage to be used on the plans and the requirements for it listed in the ordinance. This is not shown on the site plan.

12.4.15 Setbacks

Front Yard Setback

Front yard setback is defined as the required distance from the back of the sidewalk to the face of the building.

Storefront, Forecourt and Stoop – Buildings shall be located toward the front of each lot, at a minimum of 0' and a maximum of 10' from the back of the sidewalk.

Side Yard Setback

Minimum space between buildings shall be ten (10) feet, but if the property is next to an existing building with windows facing the property line, the setback shall be twenty (20) feet from the face of the existing building. In new mixed use developments, there shall be a minimum of ten (10) feet between buildings and structures less than three (3) stories in height.

Rear Yard Setback

Minimum rear yard setback is ten (10) feet.

The plan complies with the setbacks for front, side and rear.

12.4.16 Building Architecture and Materials

Residential Buildings and Residential Portions of Mixed-Use Buildings

Residential buildings and residential portions of mixed-use buildings shall include at least three of the following modulation and/or articulation features at intervals of no more than 30 feet along all facades facing a street, park, common open space and common areas.

- 1) Repeating distinctive window patterns at intervals of 30 feet or less.
- 2) Vertical building modulation. Minimum depth and width of modulation is 18 inches and four feet, respectively, if tied to a change in color or building material and/or roofline modulation. Balconies may be used to meet the modulation if they are recessed or projected from the façade by at least 18 inches.
- 3) Change of roofline.
- 4) Horizontal modulation (upper level step backs).
- 5) Articulation of the building's top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline. The articulation interval does not apply to this option.
- 6) Building elements such as bay windows, porches, canopies, chimneys, or other repetitive feature that effectively articulates the façade.
- 7) Other methods that effectively reduce the perceived scale of the building and add visual interest.

There is change in roofline shown on the elevations, the plans includes porches as a repetitive feature, and articulation of the buildings top and bottom. The plan meets this requirement.

12.4.18 Maximum Façade Width Checklist

For most buildings, small scale façade articulation features are sufficient to contribute to the pedestrian-oriented environment and add visual interest. Larger buildings need more substantial modulation features to break up the massing and add visual interest.

Facades wider than 100 feet shall include at least one of the following features to break up the massing of the building.

- 1) Provide vertical building modulation at least 20 feet deep and 30 feet wide. For two-story buildings with storefront frontage, the modulation must extend through the upper

floor of the building. For multi-story buildings with any frontage, the modulation must extend through one-half of the building floors.

- 2) Use of contrasting vertical modulated design component featuring one of the following:
 - a) Component extends through all floors above the first floor fronting the street. Upper floors are stepped back more than 10 feet from the façade are exempt.
 - b) Utilizes a change in building materials that effectively contrasts from the rest of the façade.
 - c) Component is modulated vertically from the rest of the façade by an average of 6 inches.
- 3) Façade employs building walls with contrasting articulation that makes it appear like two distinct buildings. To qualify for this option, these contrasting facades must employ all of the following:
 - a) Different building materials and/or configuration of building materials.
 - b) Contrasting window design (sizes or configurations).

It is possible that this item is met, but with no materials listed on the elevations or in the application submittal, the applicant needs to address this item in order to show compliance.

12.4.19 Building Materials

The following standards shall be utilized for high-quality development and the use of the building materials that will be consistent with and add to the character of the area.

Brick and concrete siding standards

Masonry, concrete, brick or other durable material must be incorporated between wood trim and the ground plane (at least 2 feet above grade). Brick may also be used as a primary façade material.

Stucco Standards

Proper trimming, Stucco and similar troweled finishes (excluding exterior insulation and finish system or EIFS) must be sheltered from extreme weather and are limited to no more than 50 percent of facades containing a customer or resident entry.

Stone and timber standards

When used for the primary façade (containing the primary pedestrian entrance), buildings are encouraged to incorporate a combination of textures and/or colors. For example, stone, masonry, brick or timber applied as columns or piers combined with wood trim, concrete siding or stucco may be appropriate.

Prohibited Materials

The following materials are prohibited: mirrored glass, chain-link fencing, back-lit vinyl awnings.

Vinyl or vinyl clad windows, and windows with removable muntins (“grilles”) or muntins sandwiched between glass, are not considered appropriate or compatible. Wood or Aluminum-Clad Wood windows are appropriate for new development projects.

Metal siding, including vinyl or aluminum, is not considered appropriate or compatible. Fiber cement siding with a wood grain surface is also not appropriate. The use of fiber cement is appropriate for new developments; however, it should have a smooth surface texture.

With no information listed as to the building materials, it cannot be determined if the project meets this requirement.

12.4.20 Building Details

Details for Multi-family Buildings

All multi-family building facades containing the building or unit's primary pedestrian entrance shall be enhanced with appropriate details.

Multi-family building facades must include four of the following features in the design:

- 1) Porch or entries with distinct design and use of materials.
- 2) Molding/framing details around all ground floor windows and doors, bay windows, decorative glazing, or door designs, and/or unique window designs.
- 3) Landscaped trellises or other decorative element that incorporates landscaping near the building entry or entries.
- 4) Light fixtures with a diffuse light source for each building entry.
- 5) Brick or stonework covering more than 10 percent of the façade.
- 6) Building materials employing one of the following:
 - a) Moldings, brackets, wave trim or lattice work.
 - b) Brick or stonework.
 - c) Other materials with decorative or textual qualities as approved by the Planning and Zoning Director.
- 7) Roofline design, including multiple gables and/or dormers or other design that adds visual interest.
- 8) Decorative railings, grill work, or terraced landscape beds integrated along the façade of the building.

With no information within the application addressing this item, and no materials listed on the elevations related to these details, the applicant needs to indicate that at least four items in the list will be used on the townhome buildings. This needs to be shown on the plans or written in the letter of intent.

12.4.21 Blank Wall Treatment

A wall (including building facades and retaining walls) is considered a blank wall if a ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door with glazing; or any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door with glazing.

Standards

- 1) Untreated blank walls visible from a street, customer parking lot, park, common open space, or pedestrian pathway are prohibited.
- 2) Methods to treat blank walls can include:
 - a) Display windows at least 18 inches deep and integrated into the façade.
 - b) Landscape planting bed at least 5 feet wide or a raised planter bed at least 16 inches high and 3 feet wide in front of the wall with planting materials which are sufficient to obscure or screen at least 75 percent of the wall's surface within three years. The landscaping must be combined with other features such as sculpture or other permanent art installation.
 - c) A vertical trellis in front of the wall with climbing vines or plant materials.
 - d) Public art.

Firewalls along property lines are exempt from the above standards, but where they are visible to the public, they shall include horizontal and/or vertical banding or other design treatments

The wall around the stormwater management area will have to meet this requirement.

12.2.24 Open Space, Landscaping and Streetscape

12.2.25 Open Space Requirement

- 1) For parcels or developments on land one acre or larger, a minimum of ten (10) percent of the acreage of each new development shall be set aside for open space.
- 2) Open space that is incorporated into a new development shall provide connectivity to any existing nearby public amenity, including but not limited to trail networks, greenspace or park facilities.
- 3) Open spaces may include any combination of the following: planted areas, fountains, parks, plazas, trails, and paths, hardscape elements related to sidewalks and plazas, and similar features which are located on private property and accessible to the general public.
- 4) Private courtyards and other private outdoor amenities may be located at the interior of the block, behind buildings or on rooftops. Private courtyards and private outdoor amenities shall not be counted toward an open space requirement.
- 5) Open spaces shall be accessible and surrounded by a mix of uses directly accessible from the public sidewalk and building entrances.
- 6) All open space including setbacks, sidewalk clear zones, sidewalk zones and open spaces shall be fully implemented prior to the issuance of a certificate of occupancy for the primary development.
- 7) Each applicant shall present as part of the application for a building permit a legal mechanism under which all land to be used for open space purposes shall be maintained and protected. Such legal mechanism may include deed restrictions, property owner associations, common areas held in common ownership or control, maintenance easements, or other legal mechanisms.

The plan meets this requirement.

12.4.25 Landscape Requirement

Along Streets

- 1) This area shall be planted with a row of street trees at least three and one-half inch (3.5) inches in caliper at thirty (30) foot intervals. Street tree installations shall be coordinated with all planned or potential streetscape improvements. Landscape strips shall also be planted with small shrubs, seasonal flowers, ground cover or turf grass.
- 2) Ground cover within the landscape strip shall consist of annual or perennial flowers, ornamental grasses or similar plantings, surrounded by mulch or pine straw. Ground cover must be maintained at a height no greater than 36".

The tree replacement plan shows trees located along both Myrtle and Forrest Streets; however the plan does not indicate that they meet the thirty (30) foot intervals. This needs to be addressed on the plans.

12.4.26 Utilities, Mechanical Units Service Areas and Fences

- 1) All service areas (loading docks, dumpsters, delivery areas, waste oil containers, mechanical units, utilities) shall be screened from view from the public right-of-way with buildings, landscaping, or decorative fencing.

- 2) Decorative fencing in front or side yards shall only be made of brick, stone, wrought iron, composite materials or wood. Fences shall be a maximum height of four (4) feet in the front yard and shall be set back at least two (2) feet from the back of the sidewalk.
- 3) No barbed wire, razor wire, chain-link fence or similar elements shall be visible from any public plaza, ground level or sidewalk level outdoor dining area or public right-of-way.
- 4) Gates and security arms shall be prohibited from crossing any public street or sidewalk.

There are no mechanical or HVAC units shown on the plans. All of these service areas must be screened from view. This item needs to be addressed as to how it will be screened on the plans.

12.4.27 Sidewalk Requirements

- 1) Public sidewalks shall be constructed along both sides of all streets.
- 2) Sidewalks shall be located between the building or private yard and the landscape strip adjacent to the street.
- 3) Sidewalks must at all times allow a minimum of five (5) foot wide uninhibited passageway per the requirements of the Americans with Disabilities Act of 1990.
- 4) There shall be a minimum distance of twenty-five (25) feet between curb cuts. Curb cuts shall not be permitted within one hundred (100) feet of the intersection of any two (2) public streets and shall not be more than twenty-four (24) feet wide or as approved by the Transportation Director.

The site plan indicates a five (5) foot sidewalk along both Forrest and Myrtle Streets; however, in the Neighborhood Mixed Use District requirements in Groveway, the minimum sidewalk is eight (8) feet along public streets. The site plan does not meet this requirement.

12.4.34 Lighting

- 1) Street lights and pedestrian lights shall alternate along all sidewalks every thirty (30) feet.
- 2) All parking areas, walkways, vehicle entrances and service/loading areas shall provide area lighting sufficient to achieve a minimum of 2.4 foot candles of light as measured at grade or ground level.
- 3) Lighting fixtures in parking areas shall be located to assure adequate light levels without displacing planned trees. Light fixture placement shall be shown on landscape plans.
- 4) Lighting fixtures shall align with approved fixtures by the City of Roswell.
- 5) Lighting may be used to illuminate buildings, landscaped medians/islands and grounds for safety purposes and to enhance appearance.
- 6) Lighting attached to building exteriors or mounted on the ground to reflect upon building exteriors shall be consistent with the architectural style of the building.
- 7) Signs which employ blinking or moving lights or changing intensity of illumination are prohibited.
- 8) Security lighting shall be shielded and shall focus on the side or rear entry door.
- 9) Specialty lighting on outdoor patios, terraces, walkways, and trees may be used to encourage nighttime use by pedestrians.

There is no lighting shown on the plans; also, according to Article 18 of the Roswell Zoning Ordinance, any non-single family development of more than 3 acres is required to do a lighting plan to be approved by the Design Review Board of Historic Preservation

Commission whichever, has jurisdiction. The acreage listed for this development is 3.293. The plan does not comply with either Article 18 or the Groveway Ordinance.

12.4.36 Public Art

For the purposes of this section, "public art" shall mean the creation of original work or service of an artist for a publicly accessible space which could be, but is not limited to, earthworks, mosaics, murals, and sculpture.

Each commercial, industrial, mixed-use project and parking structure over 25,000 square feet of gross floor area as well as structures in the High Visibility Street Corners shall incorporate in its design a public art component.

The pavilion and community garden space can be determined to meet this requirement.

Department Comments

Arborist: • Change Brodie Cedar density units to match size. 4-inch caliper (8-9' ht.) equals 0.9 units or 3-inch caliper (6-7' ht.) equals 0.5 units. Recalculate RDF.

Building: No comment.

Engineering:

- Show surveyed and delineated stream, banks and stream buffers.
- Tie into county sanitary sewer will need to be at a manhole.
- Terminate storm pipes so that the required storm outlet protection can be installed onsite. The energy from stormwater pond outlet must designed so that it can be adequately dissipated onsite.
- Show all easements on public utilities. A minimum 30 foot combined easement is required between units 17 and 18. Depending upon bury depth of utilities a wider easement may be required.
- Show required stormwater pond and water quality bmp access easements.
- Required plant material and screening should be shown outside of all easements.
- Specify stormwater pond fencing type material, color, etc.
- Note required buffer variance requests and current status.
- Previous comments have not been addressed that were made for the earlier applications for this property.

Environmental: • The vertical sided detention pond does not comply with the Georgia stormwater management manual as discussed with the design engineers in a previous meeting. Water quality treatment credit will not be provided for this system and this treatment volume must be provided in another system in another location.

Fire: • On a previous submittal I errantly made a comment about the lane being more than 150'. Please disregard that comment.

Transportation:

- Previous comments related to plat have not been addressed
- Dim exiting contours in grading plan

Recommended Conditions

Staff recommends that this item be considered as an initial in order to address comments related to the Groveway Ordinance and Design guidelines and staff comments.

If the Design Review Board chooses to approve this application, the project shall be approved with all staff comments and a condition that the applicant must submit revised plans and elevations meeting the Groveway Ordinance regulations to the Community Development Department prior to the submittal for the Land Disturbance Permit.

Attachments

Application, letter of intent, site and landscape plans, elevations, Groveway Ordinance, Groveway Design Guidelines.