



Conditional Use No. CU11-04

HEARING & MEETING DATES			
Design Review Board Meeting	Neighborhood Meeting	Planning Commission Hearing	Mayor and City Council Hearing
N/A	7/21/11	8/16/11	9/12/11
APPLICANT/PETITIONER INFORMATION			
Property Owners	Petitioner	Representative	
Bill Jordan	David Bryan	Patrick Seferovich	
PROPERTY INFORMATION			
Address, Land Lot, and District	1560 Old Alabama Road Land Lot 612 , 1 st District, 2 nd Section		
Frontage and Area	190’ on Old Alabama Road; 1.10 acres		
Existing Zoning and Use	O-P (Office Professional)		
Overlay District	Riverbanks Campus Design Guidelines		
2025 Comprehensive Future Land Use Map Designation	Office Professional		
Proposed Zoning	Conditional use request		
INTENT			

The applicant is requesting a conditional use to allow for a church.

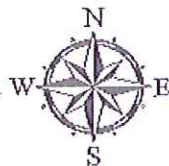
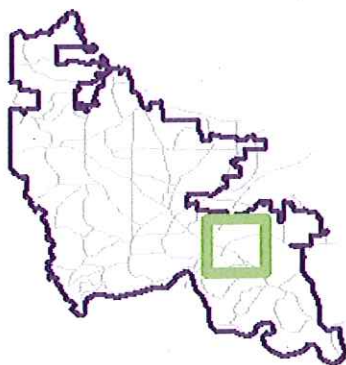
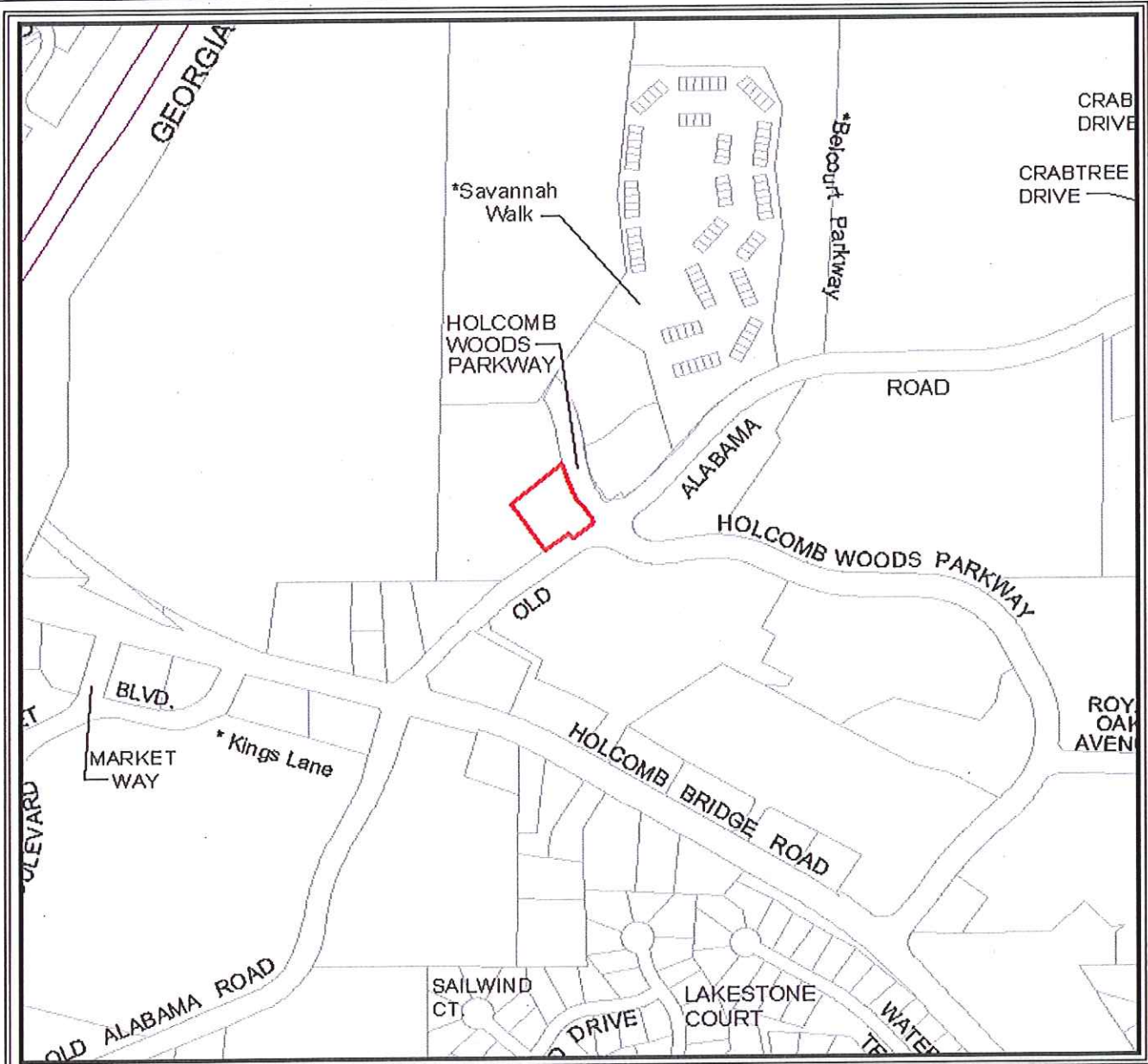
DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

CU11-04 - Approval

PLANNING COMMISSION RECOMMENDATION

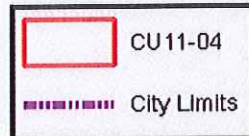
The Planning Commission recommended approval of this conditional use request during their August 16, 2011 hearing with the one staff condition.

Location Map



1 inch = 500 feet

LOCATION



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STAFF RECOMMENDED CONDITIONS

It is recommended that this application for conditional use CU11-04 be approved. The proposed project is subject to the following conditions:

1. The property is subject to the survey by Travis Pruitt and Associates submitted to the City of Roswell on June 7, 2011.
2. The owner/developer shall install a five (5') foot sidewalk with a five (5') foot grass strip along the total property frontage along Old Alabama Road as required by the Roswell Transportation Department. **(This condition added after the PC hearing).**

BACKGROUND

The existing building originally had been a bank since 1985 until it closed recently and is currently vacant.

EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY

SUBJECT PETITION CU11-04	Requested Zoning	Proposed Use	Land Area (Acres)	Number of Units	Density (Square Footage per Acre)
	N/A	church	1.10 acres		3,431 SF per acre
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	O-P	Office	5.6 acres	10,000 SF	1,785 SF per acre
South	C-3	Commercial	12.2 acres	38,000 SF	3,114 SF per acre
East	C-2	Commercial	1.6 acres	12,000 SF	7,500 SF per acre
West	O-P	Office	5.6 acres	10,000 SF	1,785 SF per acre

Zoning Map

GEORGIA BLVD

*Savannah Walk

HOLCOMB WOODS PARKWAY

*Belcourt Parkway

CRABTREE DRIVE

CRAB DRIVE

ALABAMA ROAD

HOLCOMB WOODS PARKWAY

OLD ALABAMA ROAD

*Kings Lane

MARKET WAY

BLVD

HOLCOMB BRIDGE ROAD

ROY OAK AVENUE

SAILWIND CT.

LAKESTONE COURT

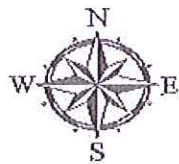
WATER

ZONING

1 inch = 500 feet

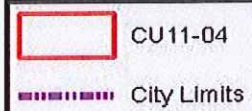
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Site Aerial Map



1 inch = 100 feet

AERIAL



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View of front of the building



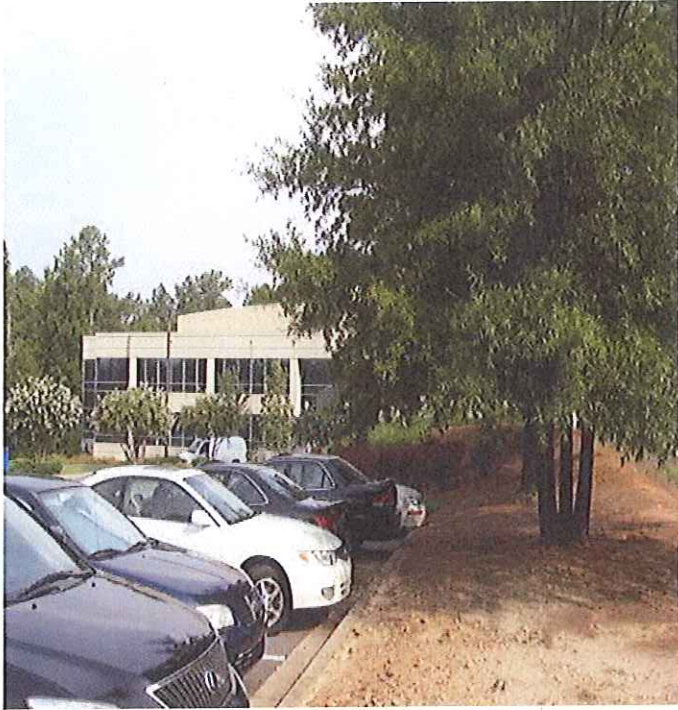
View of the drive through area



View of the side of building and drive through



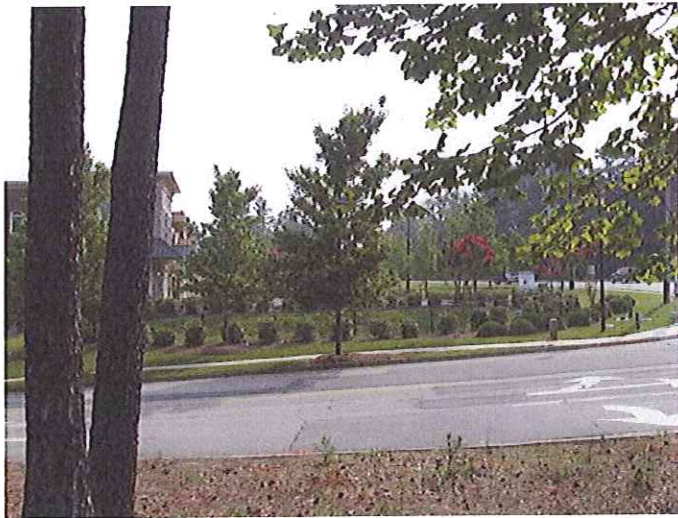
View of the rear of the building



View to the South



View to the North



View to the East



View to the West



Sign Posting

SITE PLAN ANALYSIS

The existing site plan indicates a one story brick building containing 3,774 square feet. The building is currently vacant. There is an existing drive-through attached to the building. There are a total of 45 parking spaces on the site.

DRB/HPC comments and Design Guidelines

Not applicable

LANDSCAPE PLAN ANALYSIS

There is existing landscaping on the site containing planters, grassed areas and trees.

VARIANCE CONSIDERATIONS

The applicant is not requesting any variances with the conditional use of the property.

DEPARTMENT COMMENTS

City of Roswell
Environmental
Department

- Provide an executed BMP maintenance agreement for the site.
- Are any revisions to the outside of the building proposed?
If so, additional requirements may apply.

City of Roswell
Engineering Division

- Provide Stormwater BMP Covenant Agreement and Annual Inspection for existing detention area. Perform required maintenance per inspection report.
- Vegetate or mulch any areas with exposed dirt.

Fiscal Impact

Not applicable

Archaeological

Not applicable

City of Roswell Fire
Department

- The building will have to comply with the 2000 edition of the Life Safety Code.
- Plans and permitting will be required as this is a change of occupancy

City of Roswell Transportation Department	<ul style="list-style-type: none"> ● Provide 5' wide sidewalk with minimum 5' wide grass strip along Old Alabama Road frontage. ● Consider sidewalk connectivity between the proposed Old Alabama Road sidewalk and the building entrance. ● Provide appropriate ADA ramps where necessary. ● All required sidewalks shall be in place prior to issuance of a certificate of occupancy.
City of Roswell Arborist & Landscape Architect	<ul style="list-style-type: none"> ● Refresh and maintain all on-site landscaping.
City of Roswell Recreation & Parks Department	No comment

CHRONOLOGICAL LISTING OF PLANS SUBMITTED

Original plans submitted June 7, 2011.

STANDARDS OF REVIEW

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 conditional use request to allow a church to use an existing vacant bank building would be a suitable use for the area. The existing area consists of office and commercial uses. Further down Old Alabama Road is an existing apartment complex.

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

A request for a church will not adversely affect the use of the adjacent and nearby office and commercial uses.

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

The existing building is currently vacant and a church is proposing to use the existing building.

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 conditional use for a church will not cause a burdensome use of the existing streets, transportation facilities, utilities or the schools.

5. Whether the zoning proposal is in conformity with the policies and intent of the land use plan.

The future land use plan indicates office-professional for this site. A church use may not be in conformity with the land use plan.

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 zoning proposal.

The existing property is vacant. The surrounding area contains offices and retail uses. A church use would not affect the uses currently in the vicinity.

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

The existing building is vacant and it is zoned O-P (Office Professional).

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

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

N/A

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

N/A

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

N/A

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

N/A

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

A church use is not permitted by right in the O-P (Office Professional) zoning district. The use must be approved by the Mayor and City Council.

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

N/A

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

N/A

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.*

N/A

17. *The possible creation of an isolated zoning district unrelated to adjacent and nearby districts.*

N/A

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 proposed conditional use will not change the zoning of the property.

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.*

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

The subject property is already developed. The proposed request for a church is to use the existing building and parking area.

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 overall zoning scheme of this area contains office and retail uses. A church use would be an acceptable use in the area to help carry out the zoning regulations.

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 subject property is not adjacent to any residential property.

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.

N/A