

## **Rezoning Staff Report**

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## **I. PROJECT INFORMATION**

<b>Petition Number</b>	RZ09-03
<b>Project Name</b>	Minhinette Place
<b>Property Location</b>	1266, 1253 Minhinette Drive Land Lots 410
<b>Property Size</b>	1.017 acres
<b>Existing Zoning</b>	R-2 (Single Family Residential)
<b>Proposed Zoning</b>	R-3A (Multi-Family Residential)
<b>Owner/Petitioner</b>	City of Roswell
<b>Action Requested</b>	To rezone the subject property to R3-A per Court Order

## **II. COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION**

### **RZ09-03 - Approved**

#### **A. RECOMMENDED STAFF CONDITIONS**

It is recommended that this application for rezoning to R-3A (Multi-Family Residential) be approved. It shall be approved with the following condition:

1. A site plan, with density not to exceed five units in conformance with R3-A zoning, shall be approved by the Mayor and City Council prior to the issuance of the Land Disturbance Permit.

#### **B. RECOMMENDED PLANNING COMMISSION CONDITIONS**

The Planning Commission heard this item on April 21, 2009. They recommended approval to R3-A with the staff condition.

#### **DESIGN REVIEW BOARD COMMENTS**

This item was not required to be heard by the Design Review Board.

## **III. ASSESSMENT**

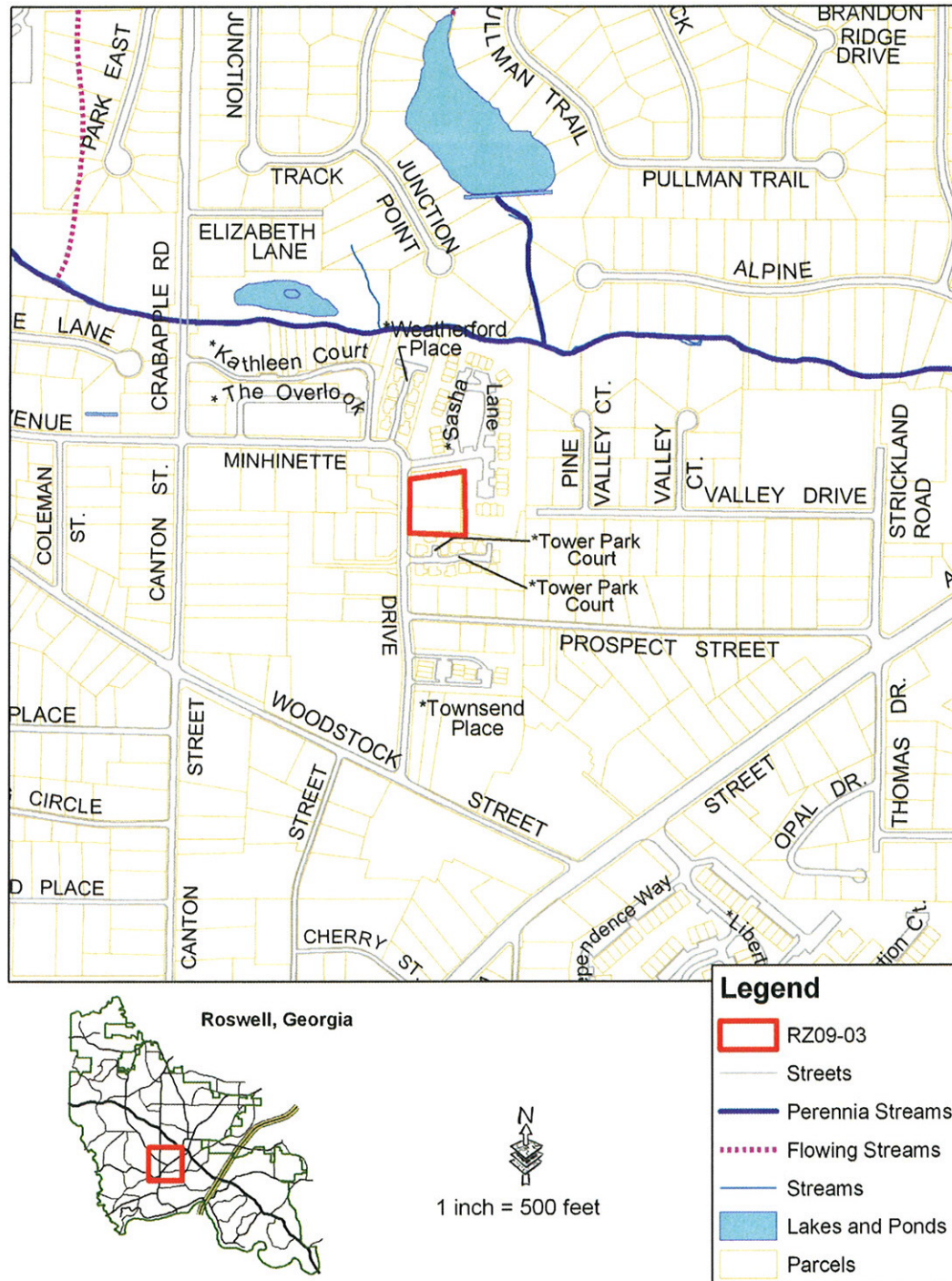
#### **A. SITE PLAN ANALYSIS**

There is no site plan submitted at this time.

Prior to the issuance of a Land Disturbance Permit, a site plan must be approved by the Mayor and City Council. The site plan will be taken through the City of Roswell rezoning process.

The following maps are provided: Location Map, Zoning Map, Location Aerial Map, Site Aerial Map and a Future Land Use Map.

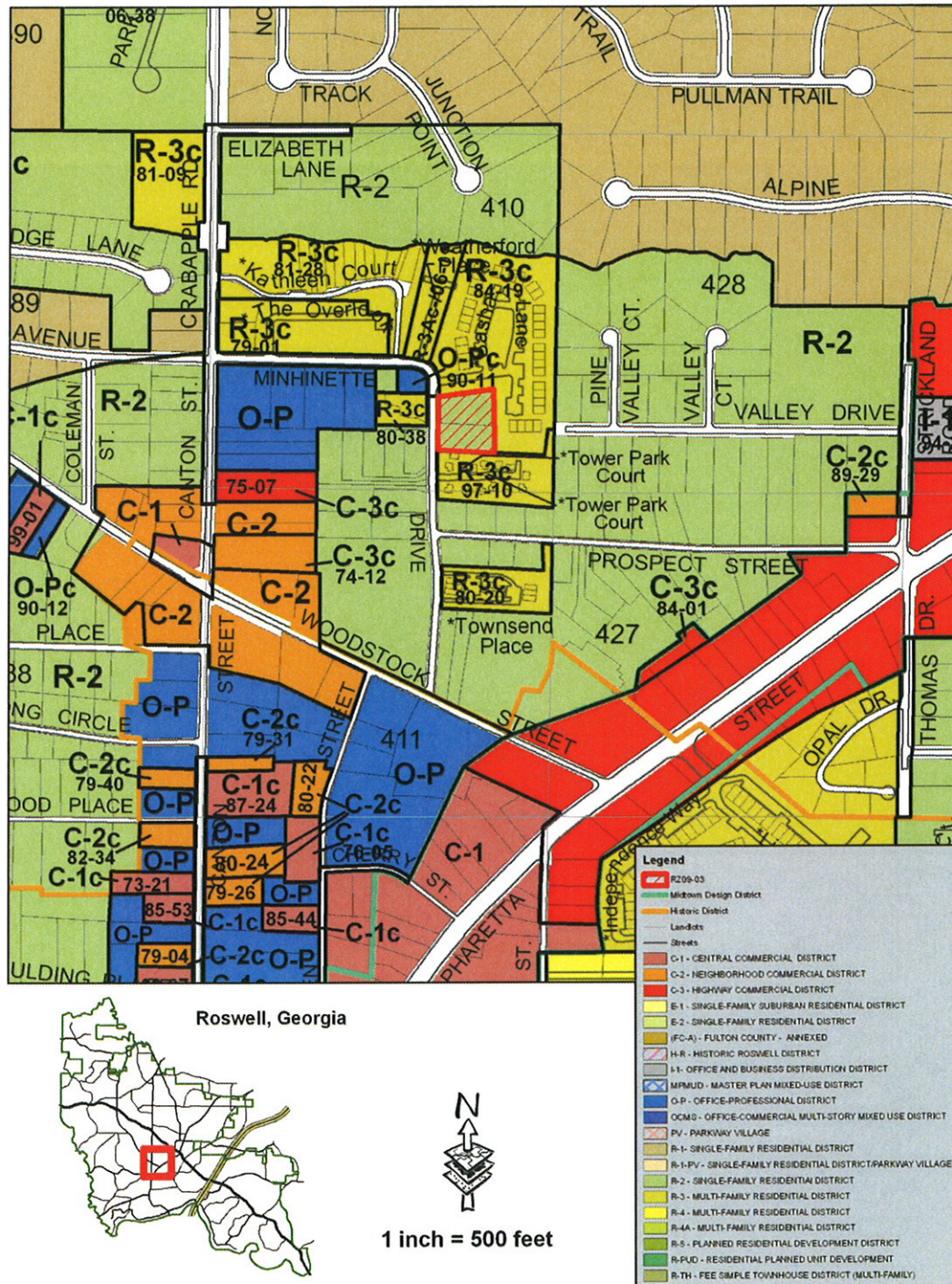
## Minhinette Place Location Map



\\Poseidon\comdev\$\Community Development\Rezoning\Rezoning Maps\RZ09-03\RZ09-03 Location Map



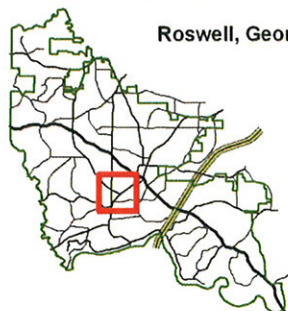
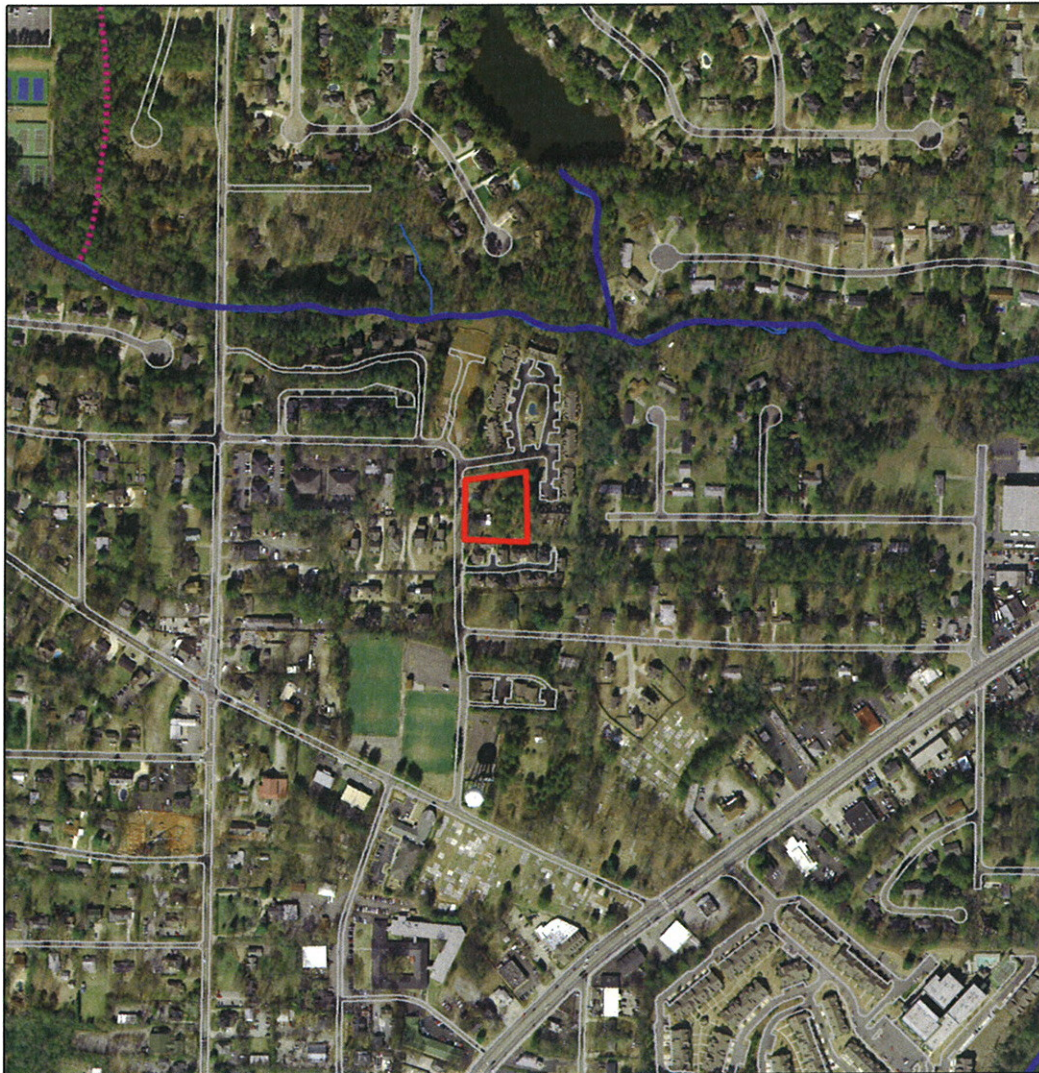
# Minhinette Place Zoning Map



\\Poseidon\\comdev\\Community Development\\Rezoning\\Rezoning Maps\\RZ09-03\\RZ09-03 Zoning Map



# Minhinette Place Location Aerial Map



Roswell, Georgia



1 inch = 500 feet

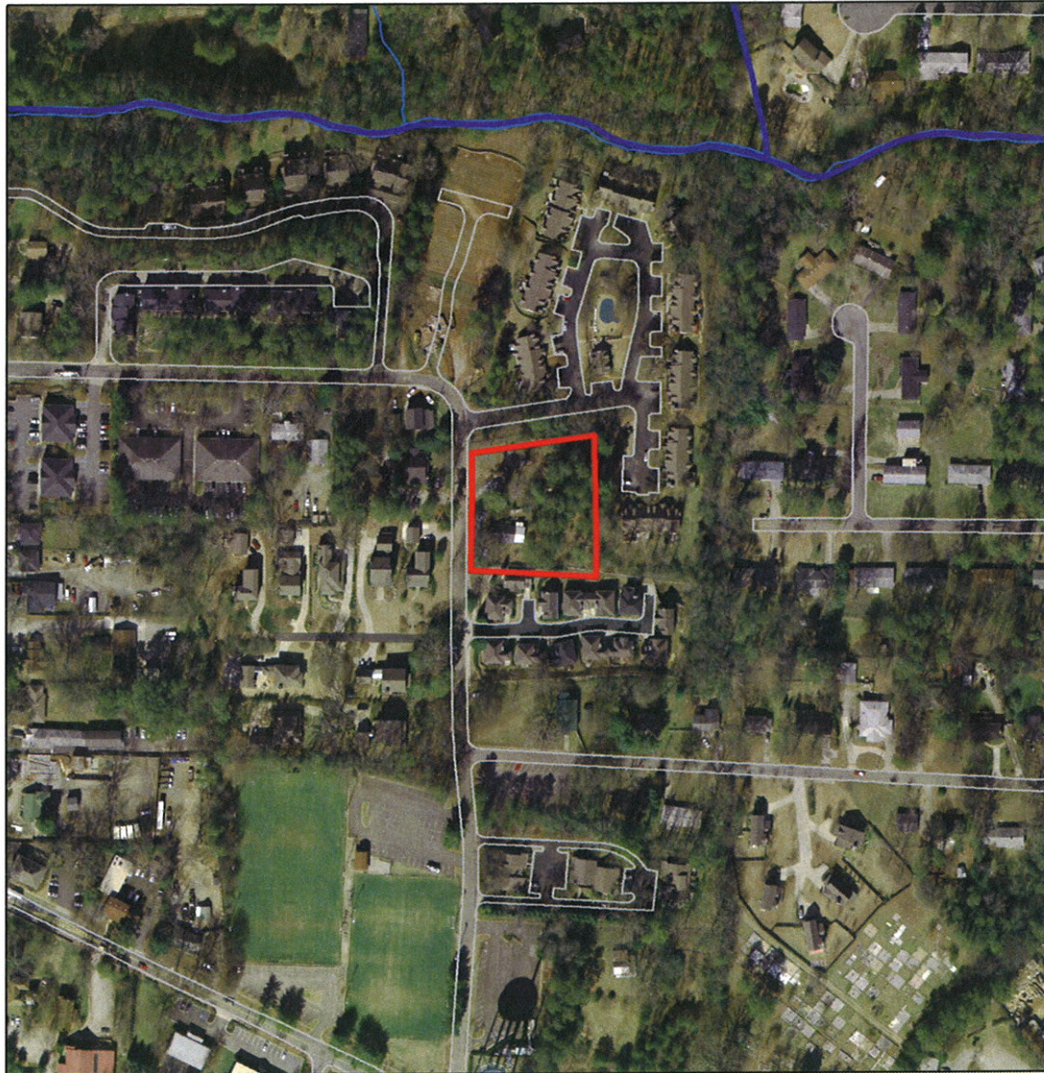
## Legend

- RZ09-03
- Perennia Streams
- Flowing Streams
- Streams
- Streets

\\Poseidon\comdev\$\Community Development\Rezoning Maps\Rezoning Maps\RZ09-03\RZ09-03 Aerial Map



# Minhinette Place Site Aerial Map



Roswell, Georgia



1 inch = 250 feet

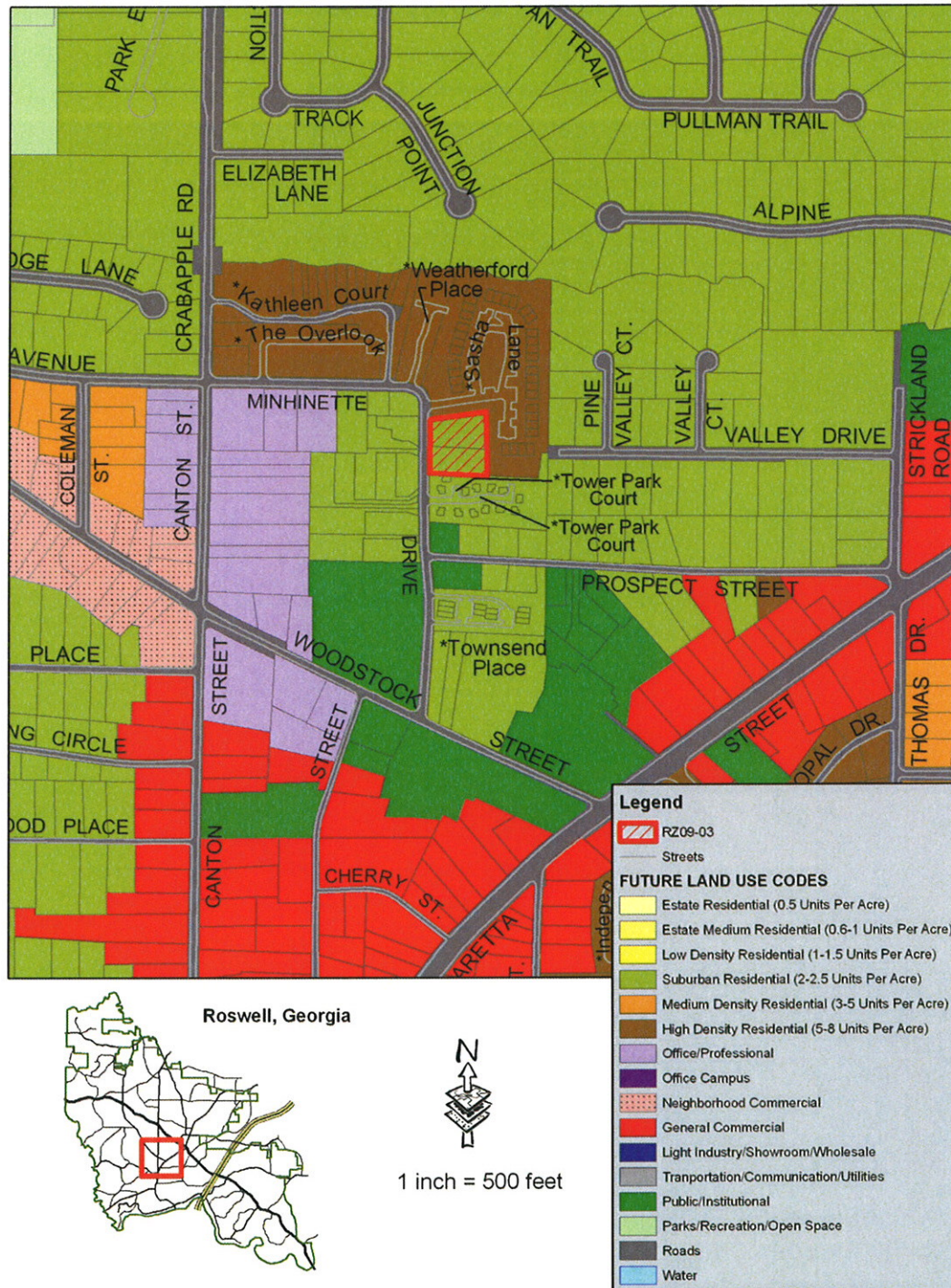
## Legend

- RZ09-03
- Perennia Streams
- Flowing Streams
- Streams
- Streets

\\Poseidon\comdev\$\Community Development\Rezoning Maps\Rezoning Maps\RZ09-03\RZ09-03 Aerial Map B



# Minhinette Place Future Land Use Map



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**B. DESIGN GUIDELINES**

- Not required

**C. LANDSCAPE PLAN ANALYSIS**

- Not required

**D. TRANSPORTATION**

- No comment

**E. ENGINEERING**

- No comment

**F. ENVIRONMENT**

- No comment

**G. FIRE**

- No comment

**H. PARKS**

- No comment

**I. FISCAL IMPACT**

- Not required

**J. ARCHEOLOGICAL**

- Not required

**K. TRAFFIC STUDY**

- Not required

**IV. HISTORY (Listing of prior actions)**

The proposed rezoning is located at 1253 and 1266 Minhinette Drive. These are two single family home properties containing two homes. The property is zoned R-2 (Single Family Residential).

A petition (RZ 06-46) for the rezoning of 1266 and 1253 Minhinette Place from R-2 to R-3A was denied by the Mayor and City Council on March 12, 2007. The site plan submitted with this application indicated two single family homes and one townhome building (three units) to be located at the rear of the property.

Per a Court Order, the City of Roswell is required to rezone the property located at 1266 and 1253 Minhinette Drive. This rezoning will allow for a maximum of five (5) dwelling units in conformance with the R-3A zoning. The zoning will be conditioned to the future approval of a site plan which must be approved prior to the issuance of a land disturbance permit.

**V. CHRONOLOGICAL LISTING OF PLANS SUBMITTED**

No plans have been submitted.

## **VI. STANDARDS OF REVIEW**

Not required

Appendix Attachments:

Court Order

First Page of Application

RZ/Staff Reports/2009/RZ09-02