



To: Mayor and City Council

From: Bradford D. Townsend, AICP
Planning and Zoning Director

Date: October 5, 2011

Subject: RZ11-09 and CV11-02, Rucker Road
Changes to proposed conditions

The following strikethrough changes and the changes in **red** are due to a meeting with the applicant, Councilmember Betty Price, Planning and Zoning, and Transportation on Tuesday, October 4, 2011.

1. The plan shall be developed in accordance with the site plan **Z.2 dated August 1st, 2011**, stamped "Received August 5, 2011 City of Roswell Community Development Department," and amended to comply with these conditions.
2. There shall be **no** street connectivity between the proposed subdivision with the existing Crabapple Registry subdivision to the west. ~~as required by the City of Roswell Transportation Department.~~
3. ~~The owner/developer shall install a left turn lane on Rucker Road and a right turn lane on Rucker Road into the proposed subdivision as required by the City of Roswell Transportation Department.~~
3. **Prior to the issuance of a building permit, the owner/developer shall give to the City of Roswell the sum or \$50,000.00 paid in cash, for the purpose of future road improvements to Rucker Road. Road improvements may include the creation of a left turn lane and a right turn lane on Rucker Road into the proposed development. The owner/developer will not be responsible for the construction of any road improvements. The owner/developer shall dedicate right-of-way to accommodate future road improvements by the City of Roswell, as depicted on site plan Z.2.**
4. ~~The Crabapple Registry's existing Stormwater Management Facility detention pond may need to~~ **shall be enlarged by the owner/developer to accommodate the stormwater management for both subdivisions.** ~~requirements as approved by the Public Works/Environmental Department.~~
5. The owner/developer shall install a ~~40'~~ **20'** foot landscape strip area along Rucker Road similar to the Crabapple Registry Subdivision **to be maintained as common area by a mandatory homeowners association.** The landscape area must be located outside the detention area. All landscaping and signage shall be approved by the Roswell Design Review Board.
6. The plat shall indicate a no access easement for the two lots along Rucker Road.
7. ~~The owner/developer shall provide 50' of right-of-way to allow for a connection between the proposed subdivision as required by the Roswell Department of Transportation.~~