

**A resolution recommending that the City of Roswell Mayor & City Council grant approval for property located in Land Lots 712 & 713 of the 1<sup>st</sup> District, 2<sup>nd</sup> Section containing 27.90 acres of the requested site plan amendment and concurrent variances to allow for a residential and commercial development per Case # RZ 201301672, CV 201301673 located on Holcomb Bridge Road, Scott Road and Eves 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 Mayor and City Council on September 11, 2013; and

**WHEREAS:** The Mayor and City Council is the governing authority for the City of Roswell; and

**WHEREAS:** The Mayor and City Council has reviewed the rezoning and conditional use based on the Standards of Review found in Section 31.1.12, Table 31.1.4 of the Roswell Zoning Ordinance; and

**WHEREAS:** The Mayor and City Council 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 Mayor and City Council has reviewed the rezoning based on the 2030 Comprehensive Plan character area Holcomb Bridge Road SR 140 Corridor; and

**NOW THEREFORE, BE IT RESOLVED,** The Mayor and City Council while in session on September 11, 2013 hereby ordains and approves this said site plan amendment with concurrent variances to

1. Front and side setbacks to be zero (0).
2. A variance to section 7.3.2.2, Commercial, Office and Institutional Uses. There is no office component to the development and the retail proposed exceeds the 5,000 SF and 15,000 SF on the ground floor as indicated in this section. The proposed retail building is one-story with 17,590 SF.
3. A variance to section 7.3.5, Application Requirements and Procedures, 7.3.5.2, Master Development Plan, letter B, Land Use Standards, numbers 2-8, these include minimum lot size, minimum lot width, minimum setbacks, minimum building separation, buffers and impervious surface setbacks, maximum height, and maximum building coverage.



4. A variance to section 7.3.5, Application Requirements and Procedures, 7.3.5.2, Master Development Plan, letter C, Additional Requirements, numbers 1,2,3,7, and 8. These items include a development phasing schedule or a time line of phased projects; a method of water and sewer service, including the verification of capacity; a summary of the anticipated maintenance and ownership of the streets and open space; and a summary of the issues related to connectivity

to allow for a residential and commercial development located on Holcomb Bridge Road, Scott Road and Eves Road with the following conditions.

1. The owner/developer shall develop the subject property in substantial accordance with the site plan stamped "Received September 20, 2013 City of Roswell Community Development Department."
2. The owner/developer shall comply with all Stormwater Management regulations as required by the Environmental/Public Works Department.
3. A preliminary and final plat shall be required for the development.
4. A stormwater concept plan, approved by the Public Works Department, shall be completed prior to the submittal of the preliminary plat.
5. The number of lots within the subdivision is not guaranteed with the approval of the zoning, due to other city standards that may affect the number of lots.
6. A traffic study shall be completed prior to a land disturbance permit for review by the Roswell Transportation Department. The phasing schedule of the development shall be submitted and approved by the Transportation Department prior to the Land Development Permit.
7. The owner/developer shall include a traffic signal warrant analysis for the intersection of Holcomb Bridge Road at Scott Road in the traffic study that is required per the Roswell Zoning Ordinance. (This has been completed and a traffic signal is not warranted.)
8. The owner/developer shall install 5' wide sidewalk with a 2' grass strip along Holcomb Bridge Road as required by the Roswell Transportation Department.
9. The owner/developer shall install 5' wide sidewalk with a 5' grass strip along Scott Road as required by the Roswell Transportation Department.
10. The owner/developer shall install 10' wide multi-use sidewalk with a 2' grass strip along Eves Road as required by the Roswell Transportation Department.
11. The owner/developer shall install 5' wide sidewalks with a minimum 2' grass strip along the interior roads within the development.
12. The Holcomb Bridge Road entrance into the retail parcel shall be right-in/right-out only.
13. The owner/developer shall provide 10,000 square feet of right-of-way for the future pedestrian bridge as required by the Roswell Transportation Department. The right-of-way shall be shown on the preliminary plat, the Land Development Permit, and dedicated at the time of the final plat for any portion of the development.
14. All of the interior roads within the development shall be built to the City of Roswell public street standards and width requirements.
15. The sidewalk shown on site plan within the 75' stream buffer shall be removed.
16. All accessory structures shall have a minimum of ten (10) feet between all other buildings.

17. On the preliminary and final plats, all building setbacks must be labeled for all residential and commercial buildings.
18. The owner/developer shall extend and widen the eastbound turn lane on Holcomb Bridge Road at Scott Road per the City of Roswell Transportation Department and Georgia Department of Transportation. The owner/developer shall be required to pay an amount of 15% (\$16,920.00) of the cost of the future extension, prior to the issuance of the first certificate of occupancy for the development.
19. The owner/developer shall show all driveways and intersections on the opposite side of Scott and Eves Road and align all proposed driveways with existing driveways where feasible or meet the City of Roswell minimum driveway offsite standards.
20. The owner/developer shall verify sight distance is adequate for each proposed driveway and provide sketches.
21. The owner/developer shall modify existing striping (no additional asphalt) to create a 100 foot long left turn storage bay with a 50 foot taper at the site entrance on Eves Road prior to the issuance of a certificate of occupancy for the development.
22. The owner/developer shall modify existing striping (no additional asphalt) to create a 100 foot long left turn storage bay with a 50 foot taper at the site entrance on Scott Road prior to the issuance of a certificate of occupancy for the development.

So effective this 14<sup>th</sup> day of October, 2013.

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Jere Wood, Mayor