



Petition No. RZ12-11, CU12-05 and CV12-06

HEARING & MEETING DATES			
Design Review Board Meeting 2/5/13	Neighborhood Meeting 2/21/13	Planning Commission Hearing 3/19/13	Mayor and City Council Hearing 4/8/13
APPLICANT/PETITIONER INFORMATION			
Property Owners Ramsey Jennings c/o of Insignia Senior Living	Petitioner Ramsey Jennings	Representative Tim Watford	
PROPERTY INFORMATION			
Address, Land Lot, and District	2715 and 2725 Holcomb Bridge Road; First District, Second Section		
Frontage and Area	351.18 feet on Holcomb Bridge Road; 5.94 acres		
Existing Zoning and Use	FC-A (Fulton County-Annexed); underlying AG-1		
Overlay District 2030	Riverbanks Campus District		
Comprehensive Plan; Future Development Map	Holcomb Bridge Road SR 140 Corridor		
Proposed Zoning	O-P (Office Professional)		
INTENT			

The applicant is requesting a rezoning to expand the Tapestry House assisted living facility. The applicant is also requesting a conditional use to allow this in the O-P (Office Professional) district and several variances.

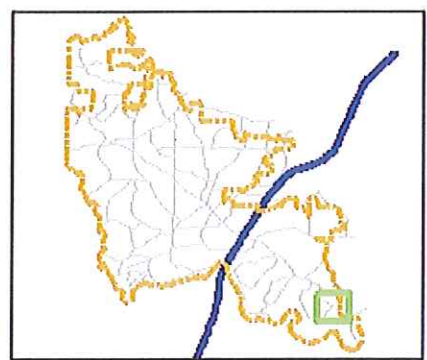
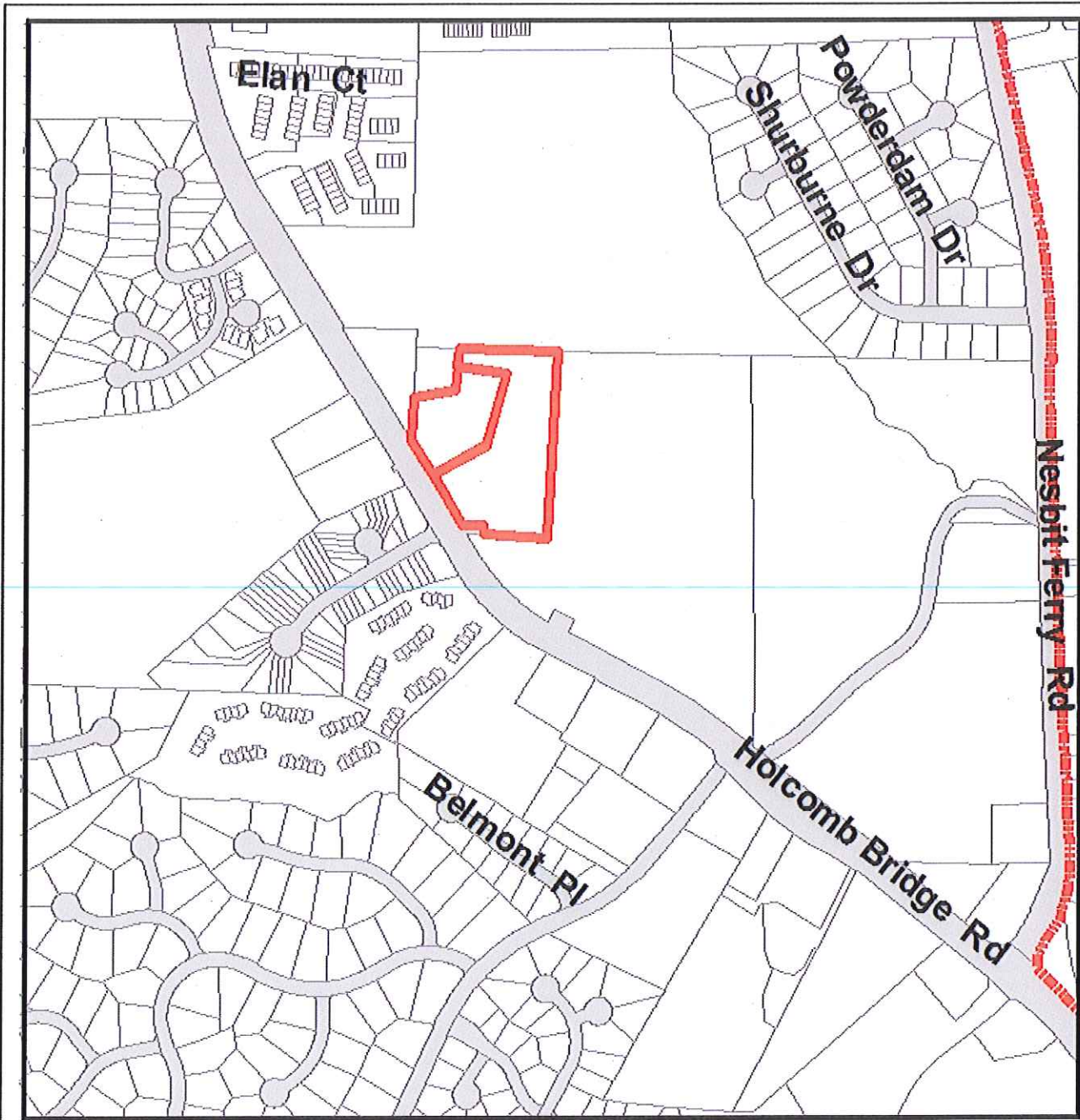
DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

RZ12-11, CU12-05 and CV12-06 – Approval of rezoning, conditional use and concurrent variances

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommended approval of the rezoning, conditional use and concurrent variances for height, setback and buffer during their March 19, 2013 hearing with the following conditions.

1. The owner/developer shall develop the property in accordance with the site plan stamped "Received March 7, 2013 City of Roswell Community Development Department."
2. A combination plat for the two parcels shall be completed and recorded prior to the issuance of the Land Development Permit.



Aerial Date: February 2010



1 in = 500 ft

Location

- 2715 & 2725 Holcomb Bridge Rd
- City Limits

Map Source: City of Roswell GIS
 Map Created by: Micah Stryker

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STAFF RECOMMENDED CONDITIONS

It is recommended that this application for rezoning and conditional use be approved. The staff is also recommending approval of the variances to the height, setback and buffer with the following conditions.

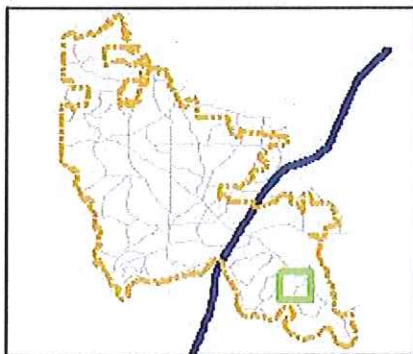
3. The owner/developer shall develop the property in accordance with the site plan stamped "Received March 7, 2013 City of Roswell Community Development Department."
4. A combination plat for the two parcels shall be completed and recorded prior to the issuance of the Land Development Permit.

BACKGROUND

The property is currently zoned FC-A (Fulton County-Annexed). It has an underlying zoning of O-I from Fulton County and a use approval from Fulton County approved under U95-13 to allow for an assisted living facility limited to a one-story building and 32 rooms.

EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY

SUBJECT PETITION RZ12-11	Requested Zoning	Proposed Use	Land Area (Acres)	Number of Units	Density (Square Footage per Acre)
	O-P	Assisted Living	5.94	68 new beds 32 existing beds Total of 100 beds	Not applicable
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	FC-A	Holcomb's Pond Apartments	30.3 acres	360 units	11.8 units per acre
South	FC-A	Holcomb Springs; office and group home	8.579 acres; 1.3 acres	55 units; 1 house	6.4 units per acre; .77 units per acre
East	FC-A	Seven Pines Apartments	19.8 acres	304 units	15.3 units per acre
West	O-P and FC-A	Medical clinic and office	1.2 acres; .55 acres	4,424 SF	3,686 SF per acre; 2,500 SF per acre



1 in = 200 ft

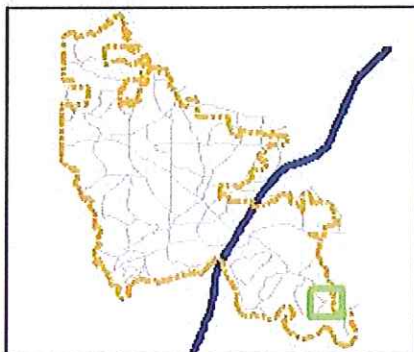
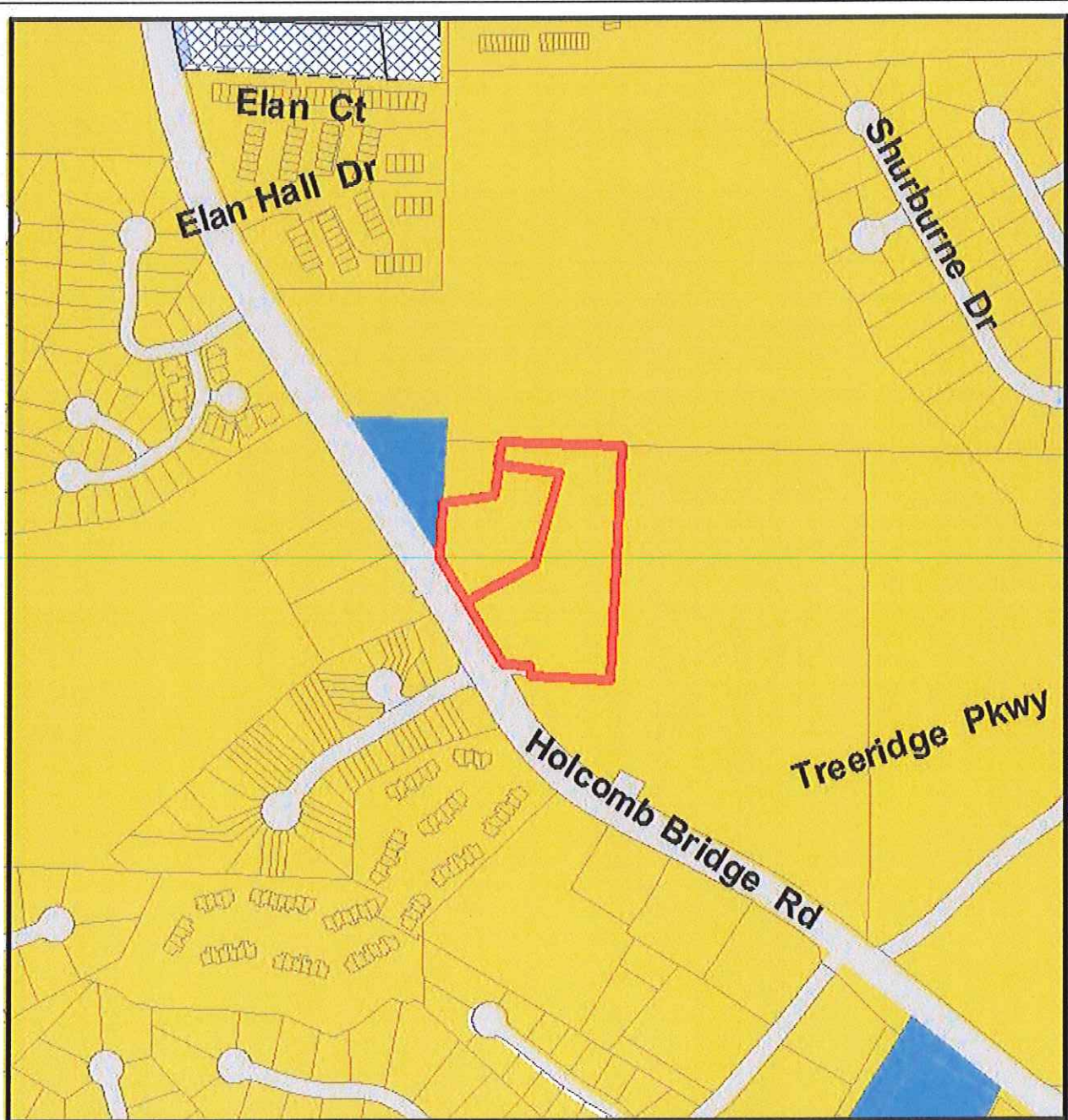
Aerial

 2715 & 2725 Holcomb Bridge Rd

Map Source: City of Roswell GIS
Map Created by: Micah Stryker

Aerial Date: February 2010

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Aerial Date: February 2010



1 in = 400 ft

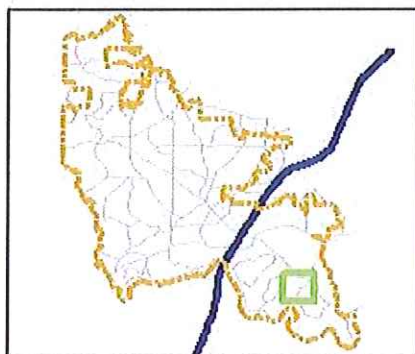
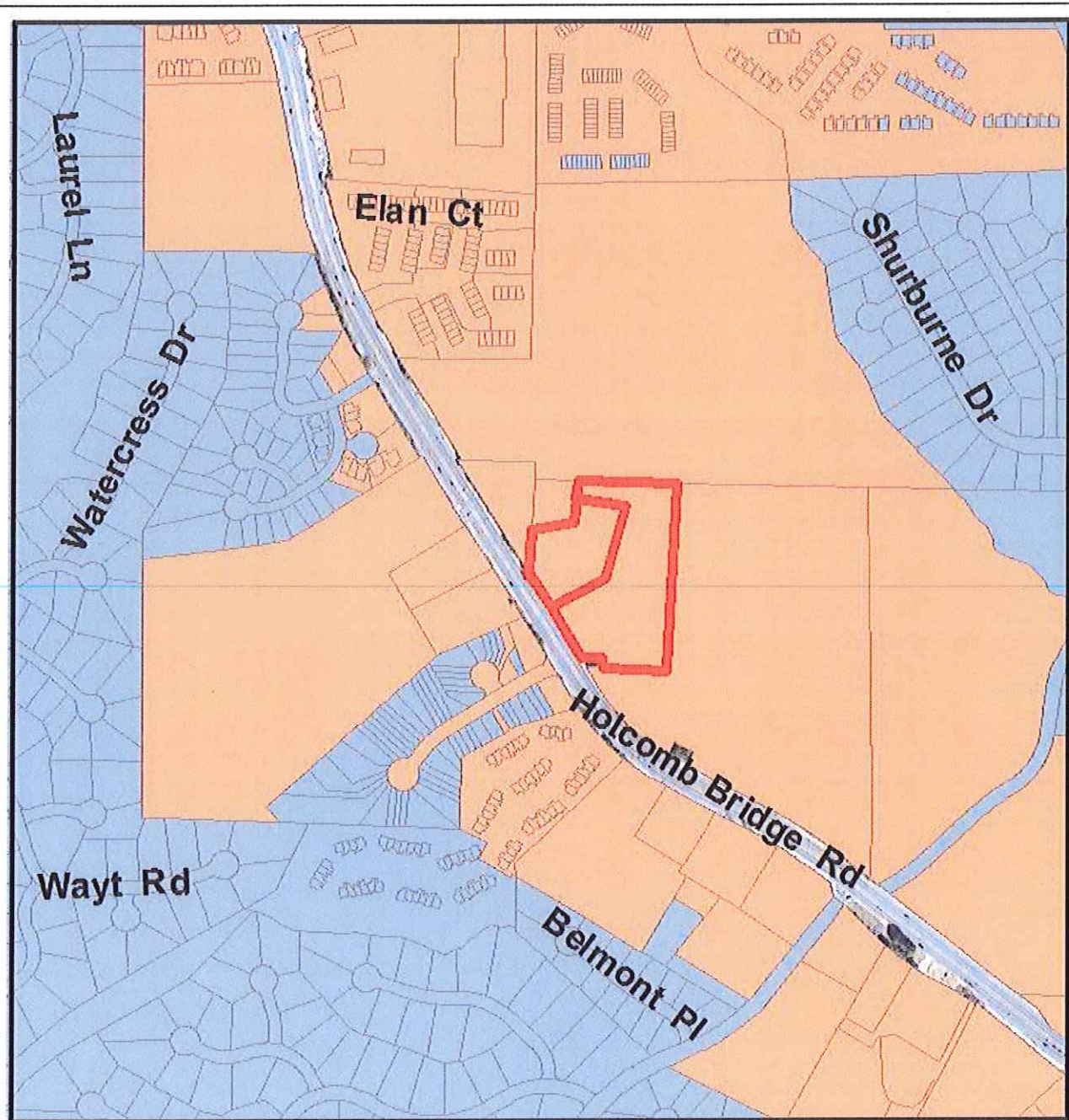
Zoning

-  2715 & 2725 Holcomb Bridge Rd
-  O-P - Office - Professional District
-  MPMUD - Master Plan Mixed-Use District
-  (FC-A) - Fulton County - Annexed

Map Source: City of Roswell GIS
Map Created by: Micah Stryker

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Prepared by the City of Roswell Department of Community Development for the Mayor and City Council Hearing on April 8, 2013.






Aerial Date: February 2010



1 in = 500 ft

Future Land Use

-  2715 & 2725 Holcomb Bridge Rd Character Areas
-  Holcomb Bridge Road/SR 140
-  Suburban Residential

Map Source: City of Roswell GIS
Map Created by: Micah Stryker

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View of property



View of property



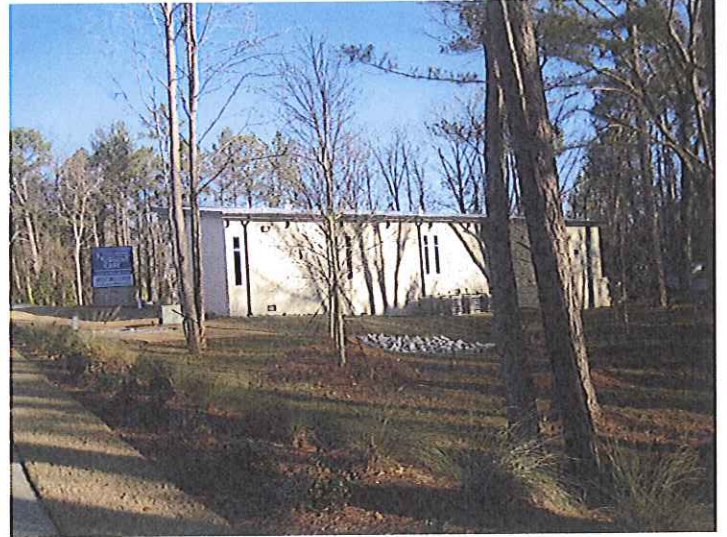
View of the property



View of the property



View across Holcomb Bridge Road



View of Urgent Care



View of Seven Gables



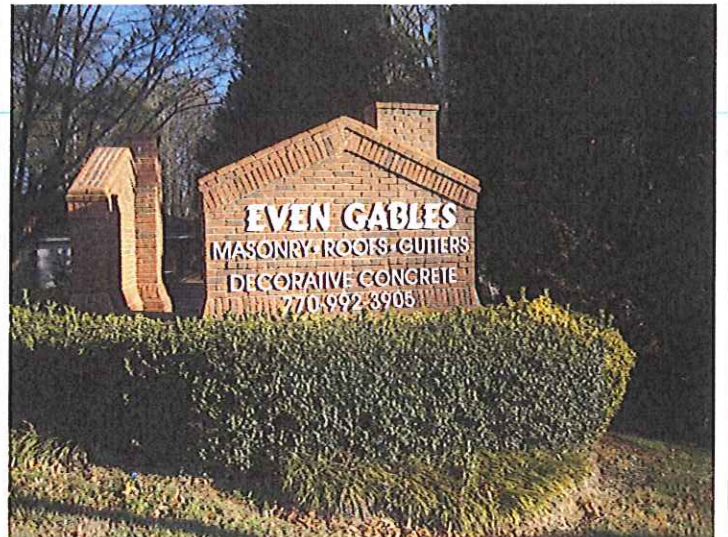
View of Weed Pro



View of the property



View of the property



View of the property



NOTICE OF PUBLIC HEARING

Case No: RZ12-11, CV12-06, CU12-05

Petitioner: Ramsey Jennings Care of Insignia
Senior Living / The Jennings Group

Location: 2715 & 2725 Holcomb Bridge Rd.

Land Lot: 824

Request: Change in zoning from FC-A (Fulton County - Annexed)
to O-P (Office Professional) with concurrent variances for
setback / buffer requirements and a conditional use for the
purpose of the expansion of a senior assisted living facility.

Public Hearings: Neighborhood Mtg. - Feb. 21, 2013
(Room 220) 7:00 p.m.

Planning Commission - Mar. 19, 2013
(Council Chamber) 7:00 p.m.

Mayor & City Council - April 8, 2013
(Council Chamber) 7:00 p.m.

Location: ROSWELL CITY HALL,
38 HILL STREET, ROSWELL, GA

For more information contact the Planning & Zoning Office, 38 Hill St.,
Ste. G-30, Roswell, GA (770) 641-3744 or www.roswellgov.com

SITE PLAN ANALYSIS

The proposed site plan indicates approximately 60,000 square foot, 3 story building with a basement. The proposed building will contain 68 beds in the facility. The existing Tapestry building is one-story and contains 32 beds. There are 44 proposed parking spaces for the new building and there are 24 existing parking spaces for a total of 68 parking spaces for the site. A steep slopes analysis has been done for the site. The applicant has been working with the City Engineer to comply with the steep slopes ordinance. There is an existing stream on the property and the proposed building complies with the stream buffers and setbacks.

DRB/HPC comments and Design Guidelines

This item went to the Design Review Board meeting on February 5, 2013 and the board had the following comments:

1. Current configuration does not respond to what the site affords to offer.
2. The current layout does not architecturally respond to the existing structure.
3. No proper buffer from the road.
4. There are opportunities to respond and connect to the existing building for visual interest.
5. A huge imposing structure along Holcomb Bridge Road.

The revised plans stamped March 7, 2013 indicate a smaller building footprint, a reduction in the number of rooms, reduction in the parking, changes made for fire, engineering and stormwater and a reduction in the height of the building. The revised plan also took into consideration the Design Review Board's comments by changing the configuration of the building and adding a connection to the existing Tapestry building.

LANDSCAPE PLAN ANALYSIS

The landscape plan indicates 8 specimen trees to be removed. The recompense for the specimen trees equals 57 units. The tree replacement plan indicates Willow Oak, Wax Myrtle, Dogwood, and Red Maple with 57.6 units for the replacement of the specimen trees being removed. The proposed landscape plan also indicates Burning Bush and Snow Azalea to be planted on the site.

VARIANCE CONSIDERATIONS

The applicant is requesting the following variances with the rezoning and conditional use application.

1. A variance to the height limitation within the O-P zoning district, from 3 stories (40 feet) to 3 stories with a basement. The height of the building varies due to the topography of the land. There are three floors with rooms and a basement level with amenities. The site's topography falls off from the existing Holcomb Bridge Road sidewalk from an elevation of 1036 to the rear of the building at an elevation of 1000. This elevation change allows the building to have a 2 story impact when looking at it from Holcomb Bridge Road. It never looks more than 3 stories from grade.
2. The second and third variance relate to the existing Tapestry building. The original zoning in Fulton County only required a 25' buffer with a 35' building setback. Under the O-P (Office Professional) zoning, there is a 40' buffer and a 50' setback required for buildings abutting residential zoning. The applicant is requesting a 15' variance for the buffer and setback to allow for the current 35' setback and 25' buffer to remain.

DEPARTMENT COMMENTS

City of Roswell Environmental Department	<ul style="list-style-type: none">• Please contact the water resources engineer to set up a stormwater concept meeting.• Show location on site plan of dumpster pad and enclosure. Pad must meet City standards and be connected to sanitary sewer and within 50 feet of a water supply (hose bibb).
City of Roswell Engineering Division	<ul style="list-style-type: none">• Engineering has been working with the applicant related to the steep slopes.
Fiscal Impact	Not applicable
Archaeological	Not applicable
City of Roswell Fire Department	<ul style="list-style-type: none">• The following conditions and comments must be addressed for the LDP.• A fire flow test in accordance with the International Fire Code appendix B must be completed to ensure that there is adequate water available for firefighting. The amount of water required is based on the construction type, square footage and whether or not building.• Fire hydrant requirements; placement and number required is based on the IFC appendix C.
City of Roswell Transportation Department	<ul style="list-style-type: none">• Provide/label GDOT type ADA ramp used at each sidewalk crossing along Holcomb Bridge Road/ SR 140 (i.e. GDOT A3 ADA ramp, etc.)• Obtain GDOT permit prior to any work within Holcomb Bridge Road/SR 140 right-of-way. Forward copy of the GDOT permit to the City of Roswell Transportation Department.• Provide sidewalk connectivity from Holcomb bridge Road/SR 140 sidewalk to the building entrances.• After receiving the Land Disturbance Permit, obtain right-of-way encroachment permit from Transportation Department utility coordinator John Wooten at 770-594-6108 (direct) 6420 (Main)
Fulton County Department of Water Resources	No comment
City of Roswell Arborist & Landscape Architect	<ul style="list-style-type: none">• Provide Tree Density calculations per Section 15.4.1 SDF = EDF + RDF (30/ac min.) $5.94 \text{ acre} \times 30 \text{ unit/ac} = 178.2$• Provide recompense tree density per Section 15.3.1 (d). 57 units removed = 63 - 4" caliper trees minimum. This requirement is in addition to meeting the 30 units per acre minimum tree density. $178.2 + 57 = 235.2$ minimum tree density required.• See Section 15.4.3 for replacement minimum tree size and height. Overstory trees 3" minimum (0.5 units) Understory trees 2" minimum (0.5 units)

- See Section 16.5.2 for Parking Lot Landscape Strips Adjacent to Street R.O.W Option 1 - One (1)shade tree and 10 shrubs per 35 linear feet of street frontage.

CHRONOLOGICAL LISTING OF PLANS SUBMITTED

Site plans submitted January 10, 2013.

Revised plan submitted on March 7, 2013. The revised plans indicate a smaller building footprint, a reduction in the number of rooms, reduction in the parking, changes made for fire, engineering and stormwater and a reduction in the height of the building. The revised plan also took into consideration the Design Review Board's comments.

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 proposed request for an expansion of the existing assisted living facility is a suitable use for the subject property. The adjacent properties are established developments of apartments, townhomes, office uses and the school.

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

The proposed development may not adversely affect the existing developments. The traffic for an assisted living facility would be minimal.

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

The property was zoned under Fulton County and restricted to the size and number of units allowed in the existing assisted living facility.

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.

An assisted living facility does not cause a high impact on the existing streets, transportation facilities or utilities. The assisted living facility will not cause a burdensome use on the schools.

5. Whether the zoning proposal is in conformity with the policies and intent of the future development plan.

The development is located in the Holcomb Bridge Road/SR 140 Corridor of the Future Development plan. The vision for this character area is for the development along this corridor to be a mix of uses to allow for residential to integrate with retail and commercial.

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 Tapestry House gives supporting grounds for approval of this expansion. The property is located below grade and an assisted living facility creates minimal traffic.

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

The existing property contains Tapestry House and a vacant building. The zoning of the property is FC-A (Fulton County-Annexed) with an O-I underlying zoning from Fulton County.

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

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

The applicant has stated on the application, "due to changing economics and demographics, there is much greater demand for a larger, more updated facility expansion that was approved."

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

The property was rezoned in Fulton County under the Office and Institutional (O & I) zoning allowing for office use at 10,000 SF per acre. The property also received a use permit approval for the assisted living facility. The conditions only allowed it to be one-story and a limit of 32 rooms.

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

An appraisal would be required to determine whether or not the property value is diminished under the current zoning.

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

An appraisal would have to be completed to determine the value of the property under the proposed O-P designation.

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

The proposed request could not be built under the existing Fulton County O & I zoning.

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

The proposed use would be a suitable use under the O-P zoning. The existing assisted living facility is a supporting factor in this request.

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

A portion of the property is currently an existing assisted living facility. The other half of the property contains the vacant structure that was known as Seven Pines.

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.

The applicant has stated on the application, that "it cannot be determined as to the efforts in selling the property. The property has been in receivership of a lending institution, and was purchased from the bank."

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

Although many properties are currently zoned FC-A (Fulton County-Annexed), the uses surrounding this site are offices, apartments, townhomes, school and the property site already contains a one-story assisted living facility.

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 property is located on Holcomb Bridge Road which is a major thoroughfare. The existing building is an assisted living facility currently operating so the proposed request is just an expansion of the current use on the site.

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.

The proposed expansion for Tapestry House may not be a deterrent to the value of adjacent properties.

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

The property contains steep slopes. The applicant has revised the plan to work through the steep slopes with the City Engineer. The plans will also require water quality and detention to meet the standards for this site. The applicant has been working with the stormwater engineer also for the water quality and detention on the site.

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 proposed zoning to O-P will allow for the expansion of an assisted living facility which is a suitable use for this location. Under the Fulton County zoning, the property is zoned O-I for office buildings, this request is a less intense use than what was originally approved by Fulton County.

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 proposed site plan indicates a 40' buffer and a 50' setback abutting the residential zoning to the north. The variance requested to the setback and buffer relate to the existing building abutting the residential zoning to the east.

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.

There is no undeveloped land in the general area that is currently zoned O-P (Office Professional).