



Memo

To: Mayor and City Council

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

Date: November 2, 2011

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

These conditions are the conditions indicated at the October 10, 2011 Mayor and City Council hearing.

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 of \$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'** 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 tow 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 City of Roswell Transportation Department.~~