

State of Georgia
Fulton County

Case # 201301339

A resolution recommending that the City of Roswell Mayor & City Council grant approval for property located in Land Lots 1281 and 1282 of the 2nd District, 2nd Section containing 16.1 acres of the requested rezoning with a concurrent variance to allow for a 44 unit single family development per Case # RZ 201301339 and CV 201301341 located at 12055 Houze Road and 365, 375, and 395 Rucker 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 Council on August 26, 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 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 Suburban Residential; and

NOW THEREFORE, BE IT RESOLVED, The Mayor and City Council while in session on August 26, 2013 hereby approves this said rezoning with a concurrent variance for a reduction in the lot width from 80 feet to 60 feet for property at 12055 Houze Road and 365, 375, and 395 Rucker Road to allow for a single family development subject to the following conditions.

1. The owner/developer shall develop the property in substantial accordance with the site plan stamped 'Received August 16, 2013 City of Roswell Community Development Department'.
2. The owner/developer shall not provide vehicular or pedestrian access to Reserve at Crabapple stub-street.
3. The owner/developer shall dedicate right-of-way along Rucker Road as required by the Roswell Transportation Department. The owner/developer shall provide a contribution of \$1,850 per platted lot to the City of Roswell to be paid prior to the recording of the final plat, for future installation of left and right turn deceleration lanes along Rucker Road as required by the Roswell Transportation Department.
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 zoning and is subject to all City, State and Federal laws and regulations.

6. Peak flows exiting the proposed development shall be reduced by a minimum of 10% from the existing peak flow quantities for the 1 year through 100 year design storm event. The owner/developer will survey and document the existing stormwater problems on adjacent properties and use best efforts to mitigate those problems in the stormwater design of the subject property.
7. The existing dam, lake and residential driveway at 12055 Houze Road will be replaced by a water collection system that will channel collected surface water directly into the existing storm water sewer system as permitted by the storm water ordinance.
8. For homes with front entry garages, the garage doors must be positioned at least 5 feet behind the front wall plane of the house. The total width of the faces of the garage doors shall not exceed 50% of the width of the house. No individual garage door face shall exceed 12 feet in width unless the door is carriage style in appearance. Exceptions to the foregoing standards may be granted with the approval of the Design Review Board.
9. Visual and physical buffers consisting of a landscaped 3-4 foot-high berm, 10'-12' tall evergreen tree plantings and fencing will be constructed along the entire Rucker Road frontage. These buffers will be comparable in coverage to those already in place at The Reserve at Crabapple and Crabapple Registry and will be placed at least 5 feet back from the southern edge of the Rucker Road Right of Way. The design of the buffer will require approval of the Design Review Board.
10. The five houses fronting Rucker Road which were originally proposed to front this street will be "turned around" 180 degrees to face the interior of the subdivision.
11. The new Houze Road entrance street will be built on a roadbed constructed on a filled-in portion of the existing lake bed. This new (Houze) entrance road will be located north of the existing driveway location.
12. The owner/developer shall dedicate right-of-way along Houze Road as required by the Roswell Transportation Department. The design of the entrance shall be right-in/right-out or full access and will restrict left turns during AM and PM peak hours as determined by the Roswell Transportation Department.
13. The current natural buffer between the back property lines of the houses on Camber Trace and the existing driveway at 12055 Houze Road will be left undisturbed with the following supplements to mitigate concerns with safety, noise, privacy, and appearance. The owner/developer shall;
 - a. Maintain a 35 foot buffer, where possible, with a minimum 25 foot buffer from the south property line to the new subdivision road.
 - b. Along the south side of the new subdivision road from Houze Road to Lot #1, (i.e. along the same side of the road as the natural buffer behind the Camber Trace Properties), supplement existing plantings with mature, 10-foot Leland Cypress Trees or similar evergreen trees to effectively screen the houses on Camber Trace.
 - c. Install screening to block the view of headlights of vehicles travelling on the new subdivision road
 - d. Install screening to reduce the vehicular noise coming from the new subdivision roadThe design of the buffer will require approval of the Design Review Board.
14. A natural visual screening of plantings will be placed along the eastern and southern property lines adjoining existing houses, which is designed to occlude the view of and from the existing

houses, regardless of their zoning status. Existing houses in Barrow Downs, which require a 40-foot "undisturbed" buffer on such property lines, will be supplemented with comparable plantings where the current natural buffer is less than 40 feet, or where a non-occluded view would be created by the development.

15. The developer will plant at least 66% of the City-required density units on the development site, as approved by City Arborist.

So effective this 26th day of August, 2013.

Jere Wood, Mayor



