

Gen. 11110071
PV11-03 Small Tract
LS: 11-0689

November 4, 2011

Mayor and City Council
City of Roswell
Roswell City Hall
38 Hill Street
Roswell, Georgia 30075



RE: Small Tract Application, Parkway Village District, property known as 300 East Crossville Road, Roswell, GA 30075; property being 1.97 acres in Land Lot 447 of the 1st District, 2nd Section, City of Roswell, Fulton County, Georgia (Use-Office Building/new construction)

Dear Mayor and Councilpersons:

FDB Roswell LLC is the Applicant and property owner on the above-referenced Application. This letter is Applicant's Letter of Intent for this Small Tract Application, per enclosed site plan. The principals in the owner LLC are Mr. Kevin Attarha, Dr. Azita Amiri and Mr. Fred Fatemi. PE.

The property contains 1.97 acres and is located on the north side of East Crossville Road in the Parkway Village Overlay District. The Applicant seeks to obtain Small Tract approval and construct single story professional office buildings containing 13,500 square feet of space as shown on the attached site plan.

This Application requests office buildings of 13,500 square feet which is a density of 6,853 square feet per acre, a very reasonable office density. The office use is a permitted use in the Parkway Village District. No variances are requested. The site plan takes in consideration all of the requirements of Article 12.2 requirements for the Parkway Village District. The site plan meets all of the development standards listed in Table 12.2.1 of the Parkway Village Small Tract Requirements. While required landscape area for this tract is 11,684 square feet, this plan proposes 22,000 square feet, which is about double the requirement. The code requires 2.5 parking spaces per thousand square feet as a minimum. This site has 2.5 parking spaces per 1,000 square feet, which is sufficient and marketable under current market standards, and meets the requirement. The site plan layout preserves six large specimen oak trees on the property. The site plan meets all Parkway Village Standards regarding buffers, streetscapes and landscape requirements; including a 150 foot buffer at the rear of the property.

FDB Roswell LOI
November 4, 2011
Page 2

The development, as proposed would result in a better land use (new professional office buildings) in lieu of the fifty plus years old building (originally a residence) and out building that currently occupies the property. Applicant has met all criteria set out in Article 12, Section 12.2.10 for approval of use of the property as a Small Tract within the Parkway Village District.

Adequate city services are available to the property to serve police, fire and garbage collection/recycling needs. Water, Gas service and Sewer already exist at the property.

The Applicant respectfully requests that the Roswell City Council grant this Small Tract Application approval conditioned on the site plan submitted.

Yours very truly,
Kevin Attarha



Enclosures

