

Conditional Use Staff Report

TABLE OF CONTENTS

Page No.

I. PROJECT INFORMATION	1
II. COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION.....	2
A. RECOMMENDED STAFF CONDITIONS	2
B. RECOMMENDED PLANNING COMMISSION CONDITIONS	2
III. ASSESSMENT	2
A. SITE PLAN ANALYSIS	2
Location Map.....	3
Zoning Map	4
Aerial Map	5
Future Land Use Map	7
B. DESIGN GUIDELINES	8
C. LANDSCAPE PLAN ANALYSIS	8
D. TRANSPORTATION	8
E. ENGINEERING	8
F. ENVIRONMENT	8
G. FIRE	8
H. PARKS	8
I. FISCAL IMPACT.....	8
J. ARCHEOLOGICAL	8
K. TRAFFIC STUDY	8
IV. HISTORY	8
V. CHRONOLOGICAL LISTING OF PLANS SUBMITTED	9
VI. STANDARDS OF REVIEW.....	9

I. PROJECT INFORMATION

Petition Number	CU09-02
Project Name	Northmeadow Office Park
Property Location	1150 Northmeadow Parkway Land Lot 601
Property Size	4 acres
Existing Zoning	I-1 (Office and Business Distribution District)
Owner/Petitioner	BPG/GS Yuasa
Action Requested	The applicant is requesting a conditional use to allow for the manufacturing and assembling of batteries used for space aviation and the military.

II. COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION

CU09-02 - Approval

A. RECOMMENDED STAFF CONDITIONS

It is recommended that this application for conditional use be approved. It shall be approved with the following conditions:

1. All environmental requirements regarding the storage and disposal of any chemicals used shall be approved by the City of Roswell Environmental Department.
2. The location of the business must be located within either 1150 Northmeadow Parkway or 1335 Northmeadow Parkway.
3. Any expansion or relocation of the business within the City of Roswell must be approved by the Mayor and City Council.

B. RECOMMENDED PLANNING COMMISSION CONDITIONS

The Planning Commission recommended approval during their August 18, 2009 hearing with the following conditions.

1. Remove condition number one.
2. Change condition number two to read as follows, "The location of the business must be located within 1150 Northmeadow Parkway."
3. Staff condition number three to remain.

DESIGN REVIEW BOARD COMMENTS

This item does not require review by the Design Review Board.

III. ASSESSMENT

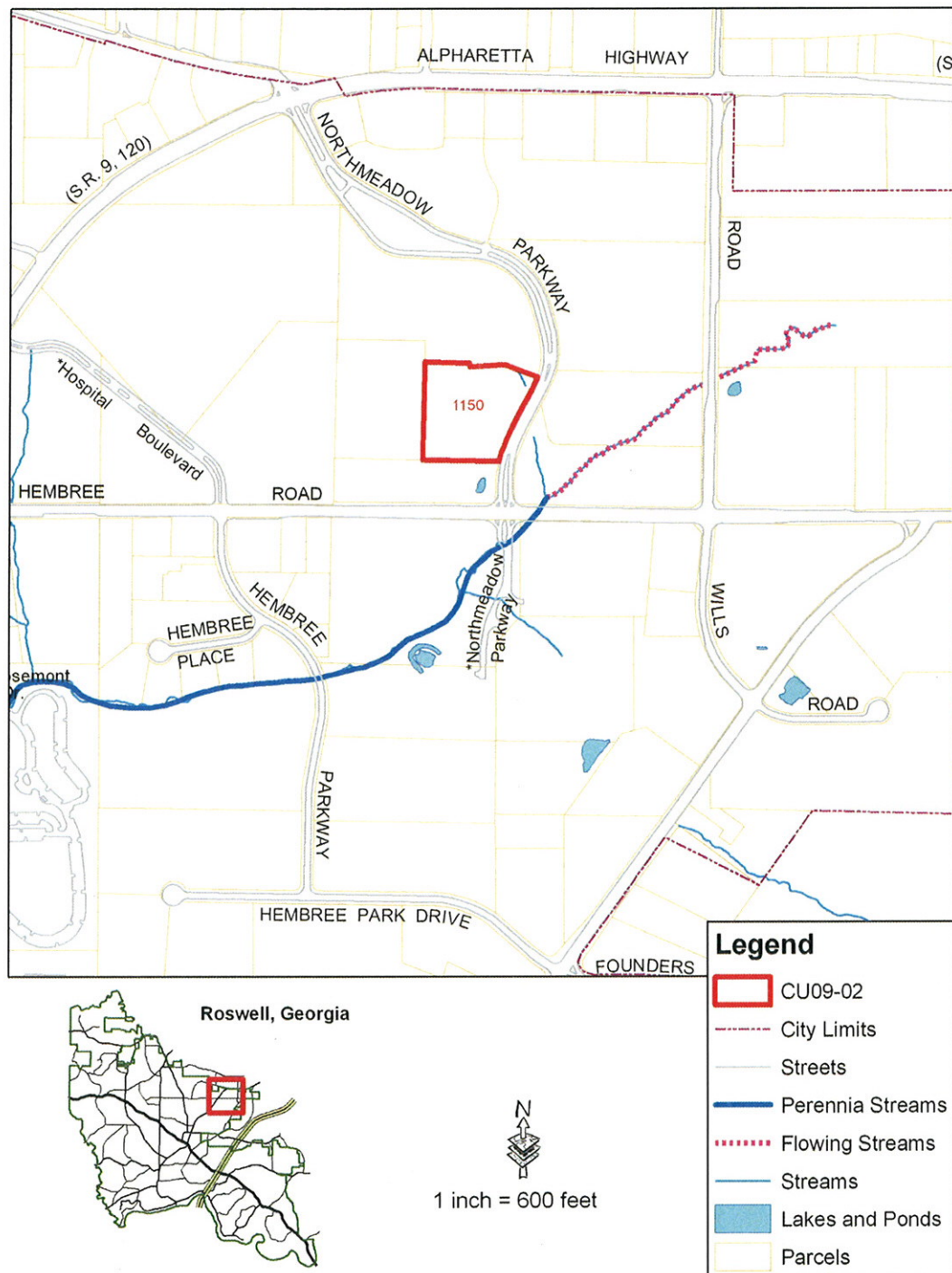
A. SITE PLAN ANALYSIS

The proposed site is to be located at 1150 Northmeadow Parkway within the Northmeadow Business Park. The proposed assembly and manufacturing of batteries would be located as a tenant within the existing business park. The request by the applicant is to assemble batteries which are to be used for aerospace, military, industrial, automotive and mass transit applications. The applicant's request contains two parts. Their immediate request is to allow for the assemblage of batteries for spacecraft and commercial aviation customers. Their second request is to build a prototype Li-on cell manufacturing line at this location.

The request indicates that they are required to meet all environmental regulations for the disposal of all chemicals used on the property.

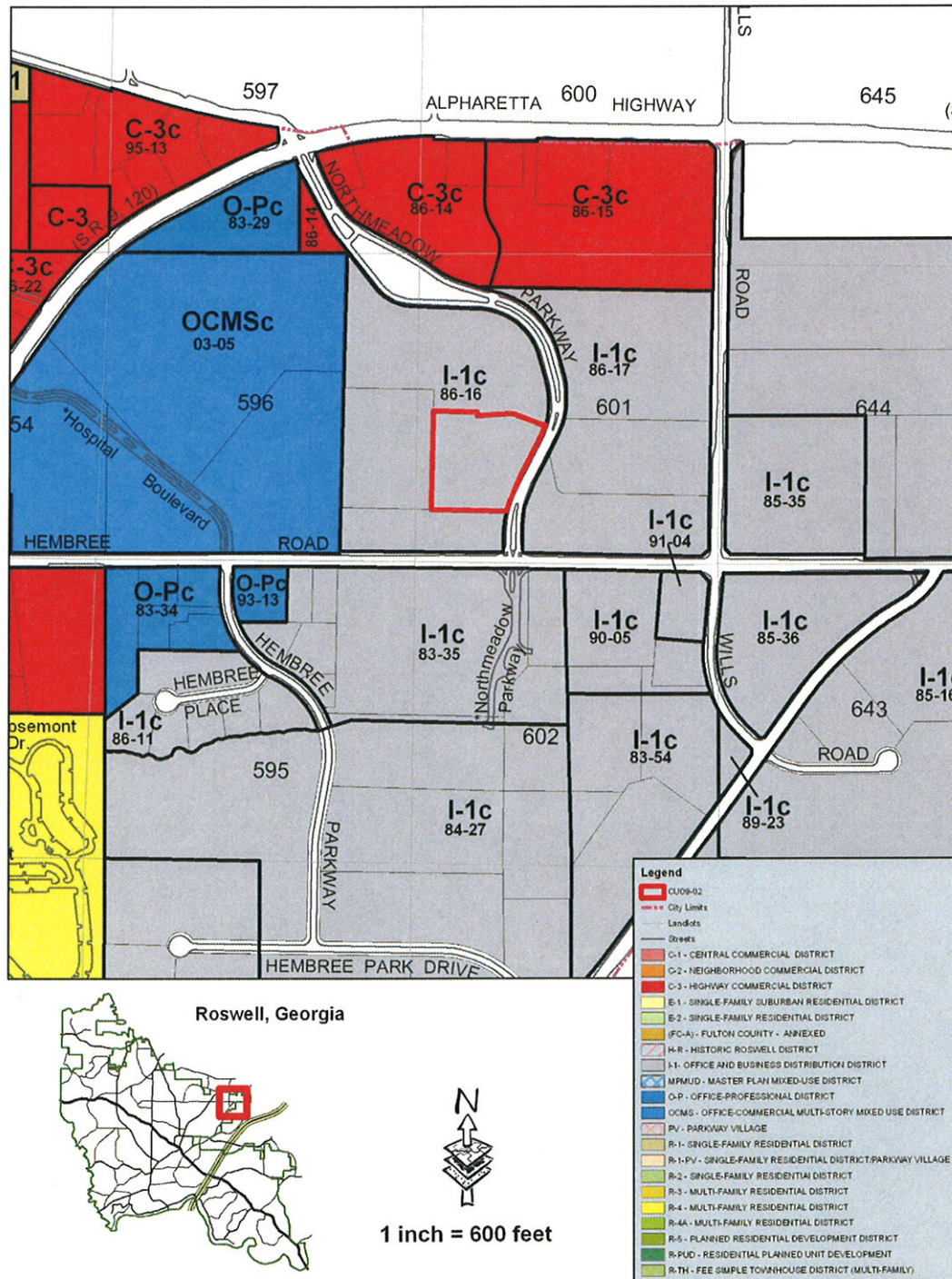
The following maps are provided: Location Map, Zoning Map, Location Aerial Map, Site Aerial Map and a Future Land Use Map.

Northmeadow Location Map



\\Poseidon\\comdev\$\\Community Development\\Rezoning\\Conditional Use Maps\\CU09-02\\CU09-02 Location Map

Northmeadow Zoning Map



\\Poseidon\comdev\$\Community Development\Rezoning\Conditional Use Maps\CU09-02\CU09-02 Zoning Map

Northmeadow Location Aerial Map



Roswell, Georgia



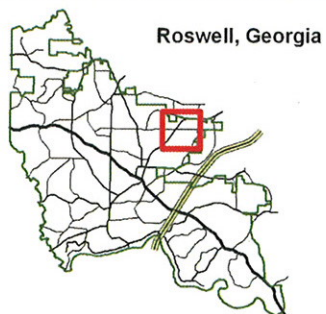
1 inch = 500 feet

Legend

- CU09-02
- City Limits
- Streets
- Perennia Streams
- Flowing Streams
- Streams

\\Poseidon\comdev\$\Community Development\Rezoning\Conditional Use Maps\CU09-02\CU09-02 Aerial Map

Northmeadow Site Aerial Map



Roswell, Georgia



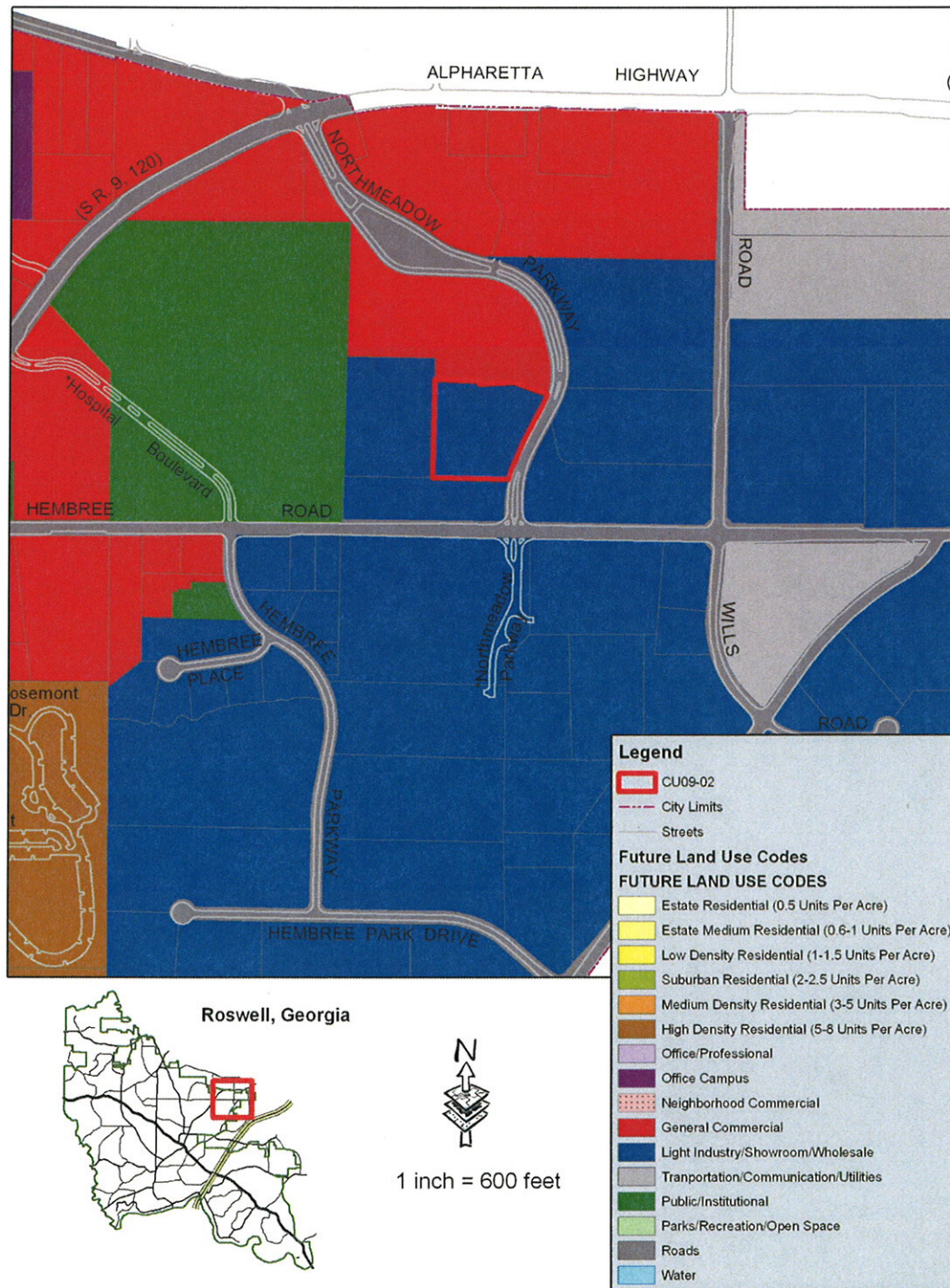
1 inch = 350 feet

Legend

- CU09-02
- City Limits
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- Flowing Streams
- Streams

\\Poseidon\comdev\$\Community Development\Rezoning\Conditional Use Maps\CU09-02\CU09-02 Aerial Map B

Northmeadow Future Land Use Map



\\Poseidon\comdev\Community Development\Rezoning\Conditional Use Maps\CU09-02\CU09-02 Future Land Use Map

B. DESIGN GUIDELINES

Not required.

C. LANDSCAPE PLAN ANALYSIS

Not required.

D. TRANSPORTATION

Not required.

E. ENGINEERING

Not required.

F. ENVIRONMENT

- They shall meet all Environmental regulations.

G. FIRE

- Certificate of occupancy will require fire department review and approval.

H. PARKS

No comment.

I. FISCAL IMPACT

Not required.

J. ARCHEOLOGICAL

Not required.

K. TRAFFIC STUDY

Not required.

IV. HISTORY (Listing of prior actions)

The I-1 property was rezoned by the Roswell Mayor and City Council in 1986 under RZ86-16 was subject to the following conditions.

1. The developer shall dedicate sufficient right-of-way to the City of Roswell along the total property frontage along Hembree Road to provide for a right-of-way width of forty-two (42) feet from the existing centerline of the roadway. This right-of-way shall be submitted to the Zoning Administrator prior to the issuance of a development permit.

2. The developer shall install roadway improvements along the total property frontage along Hembree Road as required by the City Engineer.
3. The subject property shall be limited to one (1) curb cut onto Hembree Road as approved by the City Engineer.
4. The subject property shall be limited to two (2) curb cuts onto Northmeadow Parkway.
5. Northmeadow Parkway shall be installed as approved by the City Engineer.
6. The developer shall provide detention facilities for the subject property as approved by the City Engineer.
7. The developer shall install all lighting within the development so as to prevent direct illumination of adjacent properties.
8. A landscape buffer shall be planted along the entire west property line of the subject property. More specifically, the planted area shall be installed between the west property line and the area identified on the applicant's site plan for the parking areas and access. The landscaping shall be installed so as to provide a visual screen as approved by the City Landscape Architect.

V. CHRONOLOGICAL LISTING OF PLANS SUBMITTED

Original plans submitted – July 17, 2009

VI. STANDARDS OF REVIEW

- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? (O.C.G.A. § 36-67-3(1))**

The proposed conditional use request for manufacturing and assembling of batteries may be a suitable use in the I-1 zoning area. This district is mainly office warehouse and distribution.

- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property (O.C.G.A. 36-67-3(2))**

The area consists of office and business distribution facilities and warehousing, the proposed use will not adversely affect the adjacent or nearby properties.

- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned (O.C.G.A. 36-67-3(3)).**

This proposal is a conditional use request and will not change the zoning of the property.

- 4. Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools (O.C.G.A. 36-67-3(4))**

The proposal may not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

5. Whether the proposal is in conformity with the policy and intent of the Comprehensive Plan including the land use element (O.C.G.A. 36-67-3(5))

The 2025 Comprehensive Plan indicates this area as Light Industry/Showroom/Wholesale, of which a request for the assembly and manufacturing of batteries may be in conformity with the policy and intent, as a conditional use.

6. Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal (O.C.G.A. 36-67-3(6))

There may not be other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or denial of the request.

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

The subject property is zoned I-1 (Office and Business Distribution District), and is used for warehousing.

8. Existing uses and zoning of nearby property.

Location in relation to subject property	Zoning	Land Use	Acreage	Density
North	I-1	Office and warehouse	8.9 acres	2,972 SF per acre
South	I-1	Office and warehouse	3.2 acres	16,563 SF per acre
East	I-1	Office and warehouse	5.4 acres; and 5.4 acres	6,481 SF per acre; and 6,485 SF per acre
West	I-1	Office and warehouse	4.9 acres	12,758 SF per acre

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

The proposed request for assembly and manufacturing of batteries is not a permitted use by right under the existing zoning district. Manufacturing and assembling products are allowed as conditional uses in the I-1 zoning district, which must be approved by the Mayor and City Council. A conditional use is a use that would not be appropriate generally or without restriction throughout the particular zoning district and is not automatically permitted by right within a zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, may be found to be compatible and approved by the governing body within a particular zoning district as provided in certain instances by the zoning ordinance.

restriction throughout the particular zoning district and is not automatically permitted by right within a zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, may be found to be compatible and approved by the governing body within a particular zoning district as provided in certain instances by the zoning ordinance.

10. 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 proposed conditional use is not a change to the zoning. The proposed request may be consistent with the character of the district.

11. 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 entire area is zoned I-1 (Office and Business Distribution District). The proposed request for manufacturing and assembling may not be a deterrent to the existing businesses already located in this area.

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

The proposed conditional use is not for an addition in building or grading area and therefore may not negatively impact drainage, soil erosion and sedimentation, flooding, air quality and water quality; however, the disposal of chemicals regarding the assembly or manufacturing of batteries may impact the environment unless all proper controls for disposal are done.

13. 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 request for manufacturing and assembling of batteries in the I-1 (Office and Business Distribution District) may change the area. The I-1 zoning area is mainly warehousing and distribution; however, there are other manufacturing businesses located within the surrounding I-1 area.

14. 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 property under request is zoned I-1 and everything surrounding the property is also I-1. There are no residential neighborhoods in the area.

Appendix Attachments:

1. Planning Commission minutes
2. Amendment to application
3. Application
4. Letter of intent
5. Survey

RZ/Staff Reports/2009/CU09-02rev