

**A resolution recommending that the City of Roswell Mayor & City Council grant approval for property located in Land Lots 712 & 713 of the 1<sup>st</sup> District, 2<sup>nd</sup> Section containing 27.90 acres of the requested site plan amendment and concurrent variances to allow for a residential and commercial development per Case # RZ 201301672, CV 201301673 located on Holcomb Bridge Road, Scott Road and Eves 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 Planning Commission on August 15, 2013; and

**WHEREAS:** The Planning Commission is a recommending body to the Mayor and City Council; and

**WHEREAS:** The Planning Commission has reviewed the rezoning and conditional use based on the Standards of Review found in Section 31.1.12, Table 31.1.4 of the Roswell Zoning Ordinance; and

**WHEREAS:** The Planning Commission 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 Planning Commission has reviewed the rezoning based on the 2030 Comprehensive Plan character area Holcomb Bridge Road SR 140 Corridor; and

**NOW THEREFORE, BE IT RESOLVED,** The City of Roswell Planning Commission while in session on August 15, 2013 hereby ordains and recommends approval of this said site plan amendment with concurrent variances for

1. Front and side setbacks to be 0'

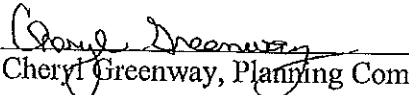
to allow for a residential and commercial development located on Holcomb Bridge Road, Scott Road and Eves Road with the following conditions.

1. The owner/developer shall develop the subject property in substantial accordance with the site plan stamped "Received August 5, 2013 City of Roswell Community Development Department."

2. The owner/developer shall comply with all Stormwater Management regulations as required by the Environmental/Public Works Department.
3. A preliminary and final plat shall be required for the development.
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 the zoning.
6. A traffic study shall be completed prior to a land disturbance permit for review by the Roswell Transportation Department. All improvements requested by the Roswell Department of Transportation shall be constructed prior to a certificate of occupancy for any part of the development.
7. The owner/developer shall prepare a traffic signal warrant study and a traffic signal plan as a project improvement for the intersection of Holcomb Bridge Road and Scott Road per Georgia Department of Transportation (GDOT) standards. The signal warrant study and a signal permit shall be submitted to Roswell Department of Transportation (RDOT) for submission to GDOT for approval.
8. The owner/developer shall be responsible for 50% of the cost of the installation of the traffic signal and all intersection improvements as project improvements to be located at the intersection of Scott Road and Holcomb Bridge Road. The traffic signal shall be installed prior to the first certificate of occupancy for the development.
9. The owner/developer shall remove the proposed Private Drive "D".
10. The owner/developer shall install 5' wide sidewalk with a 2' grass strip along Holcomb Bridge Road as required by the Roswell Transportation Department.
11. The owner/developer shall install 5' wide sidewalk with a 5' grass strip along Scott Road as required by the Roswell Transportation Department.
12. The owner/developer shall install 10' wide multi-use sidewalk with a 2' grass strip along Eves Road as required by the Roswell Transportation Department.
13. The owner/developer shall install 5' wide sidewalks along the interior roads within the development.
14. The Holcomb Bridge Road entrance into the retail parcel shall be right-in/right-out only.
15. The owner/developer shall provide right-of-way for the pedestrian bridge as required by the Roswell Transportation Department. The right-of-way shall be shown on the preliminary plat to be determined in conjunction with the owner/developer.
16. All of the interior roads within the development shall not be built to the City of Roswell public street standards and width requirements.
17. The sidewalk shown on site plan within the 75' stream buffer shall be removed.
18. All of the garages shall be a minimum of 10 feet separation from any other structure.
19. The owner/developer shall provide a phasing plan for the development prior to the issuance of the land disturbance permit.

20. On the preliminary and final plats, all building setbacks must be labeled for all residential and commercial buildings.
21. The owner/developer shall extend the eastbound turn lane on Holcomb Bridge Road at Scott Road per the City of Roswell Transportation Department and Georgia Department of Transportation.
22. The owner/developer shall show all driveways and intersections on the opposite side of Scott and Eves Road and align all proposed driveways with existing driveways where feasible or meet the City of Roswell minimum driveway offsite standards.
23. The owner/developer shall verify sight distance is adequate for each proposed driveway and provide sketches.

So effective this 15<sup>th</sup> day of August, 2013.

  
Cheryl Greenway, Planning Commission Chair