



**Petition No. CU12-01**

<b>HEARING &amp; MEETING DATES</b>			
Design Review Board Meeting N/A	Neighborhood Meeting 3/15/12	Planning Commission Hearing 4/17/12	Mayor and City Council Hearing 5/14/12
<b>APPLICANT/PETITIONER INFORMATION</b>			
Property Owner Cottage School	Petitioner Cottage School	Representative Joe Digieso	
<b>PROPERTY INFORMATION</b>			
Address, Land Lot, and District	720 Grimes Bridge Road, 1 <sup>st</sup> District, 2 <sup>nd</sup> Section		
Frontage and Area	149.87 feet; 2.5 acres		
Existing Zoning and Use	R-1(Single Family Residential); house		
Overlay District	Citywide guidelines		
2030 Comprehensive Plan; Future Development Map	Suburban Residential		
Proposed Zoning	Conditional use request to use existing structure		
<b>INTENT</b>			

The applicant is requesting a conditional use to use the existing structure for educational office space and training.

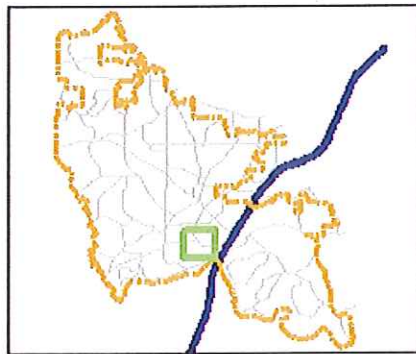
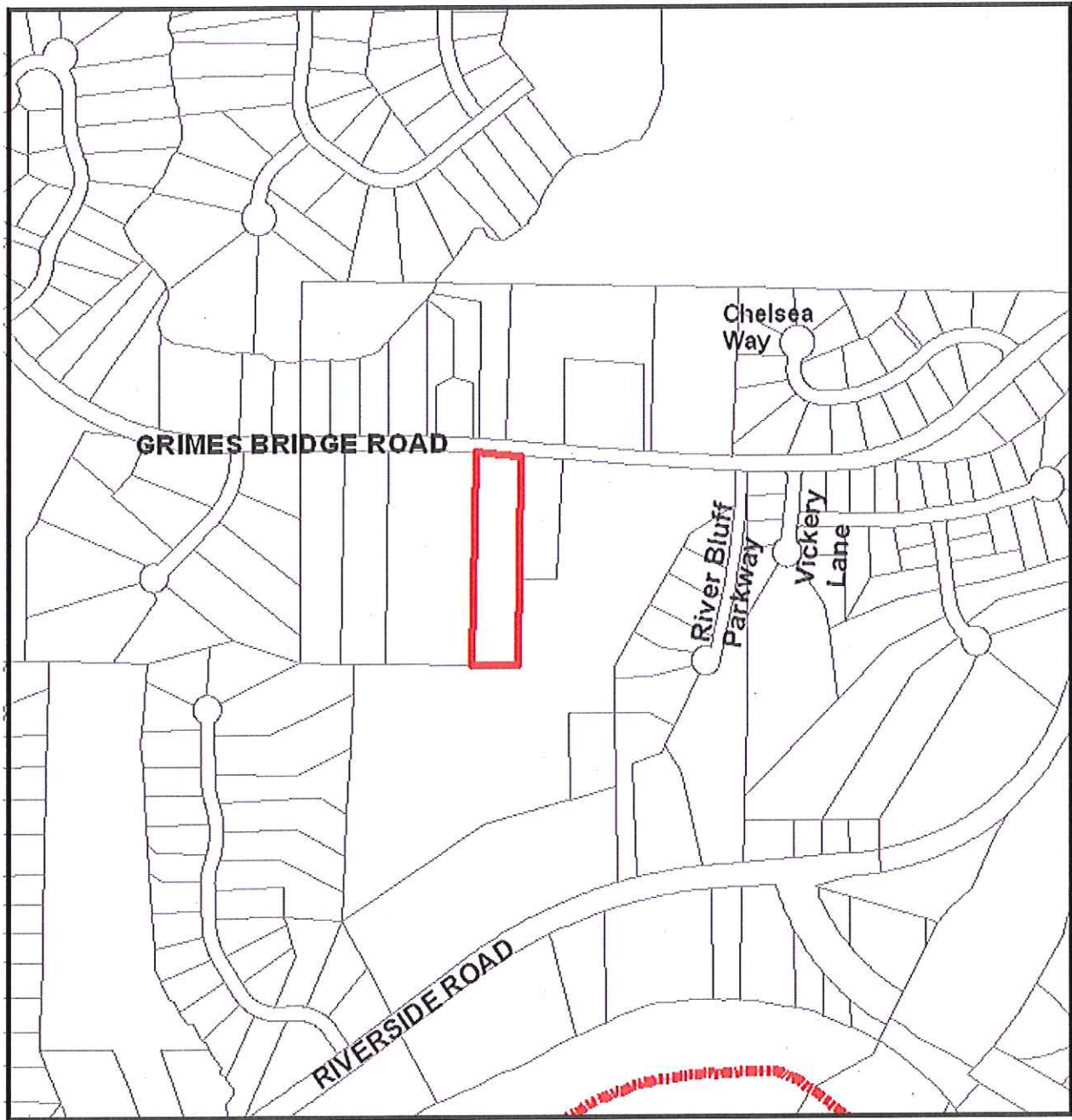
**DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION**

**CU12-01 - Approval**

## PLANNING COMMISSION RECOMMENDATION



The Planning Commission recommended approval of the conditional use request during their April 17, 2012 hearing with the four staff conditions.

1. The hours of operation shall be Monday through Friday from 8:00 a.m. to 4:00 p.m. only.
2. The maximum number of clients at one time at the house shall be six.
3. There shall be no more than 4 cars parked in the driveway at this house.
4. The applicant shall install a barrier/ fence of some type along the property line to the end of the shop indicated on the survey submitted on January 17, 2012 with the bearing distance of 401.41'.



1 in = 500 ft

## Location

-  720 Grimes Bridge Road
-  City Limits

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### **STAFF RECOMMENDED CONDITIONS**

It is recommended that this application for conditional use CU12-01 be approved. The property shall be approved with the following conditions:

1. The hours of operation shall be Monday through Friday from 8:00 a.m. to 4:00 p.m. only.
2. The maximum number of clients at one time at the house shall be six.
3. There shall be no more than 4 cars parked in the driveway at this house.
4. The applicant shall install a barrier/ fence of some type along the property line to the end of the shop indicated on the survey submitted on January 17, 2012 with the bearing distance of 401.41'.

**BACKGROUND**

The property located at 720 Grimes Bridge Road has always been used for single family residential. The property was purchased by the Cottage School in 2007.

**EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY**

SUBJECT PETITION CU12-01	Requested Zoning	Proposed Use	Land Area (Acres)	Number of Units	Density (Square Footage per Acre)
	NA	Educational space	2.2		.045 units per acre
Location in relation to subject property	Zoning	Use	Land Area (Acres)	Square Footage or Number of Units	Density (Square Feet or Units Per Acre)
North	R-1	Single family home	1.4 acres	One	0.71 units per acre
South	R-1	Cottage School	19.4 acres	45,510 SF	2,355 SF per acre
East	R-1	Single family home and Cottage School	1.36 acres; and 19.4 acres	One; and 45,510	0.73 units per acre; and 2,355 SF per acre
West	R-1	Single family home	5.19 acres	One	0.19 units per acre

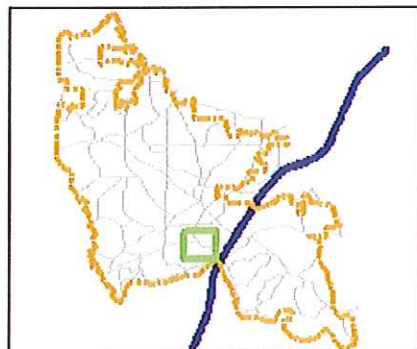
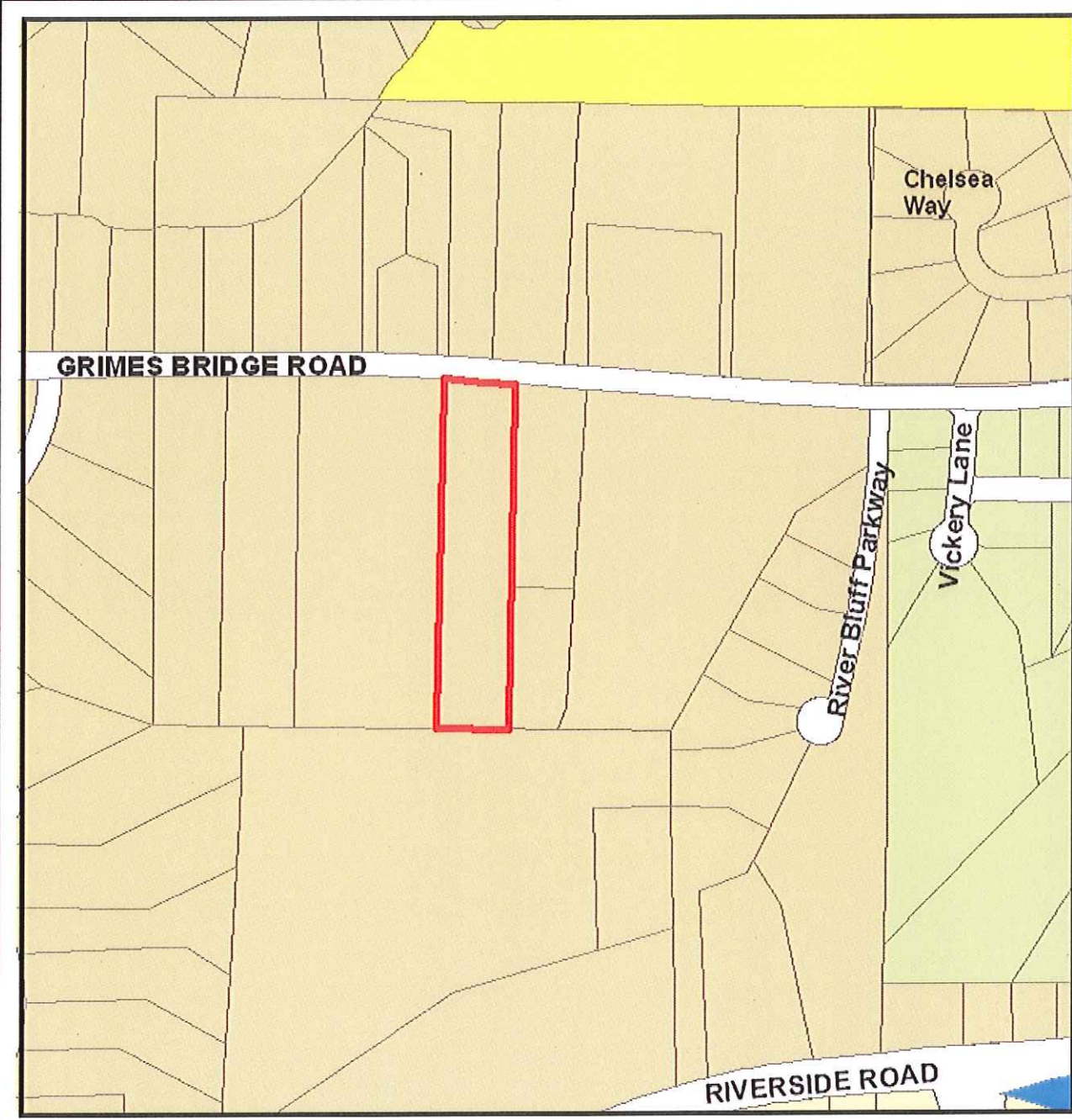


1 in = 200 ft

Aerial

720 Grimes Bridge Road

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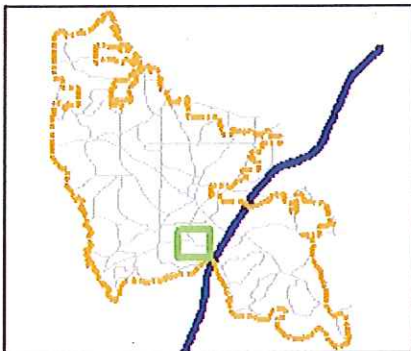
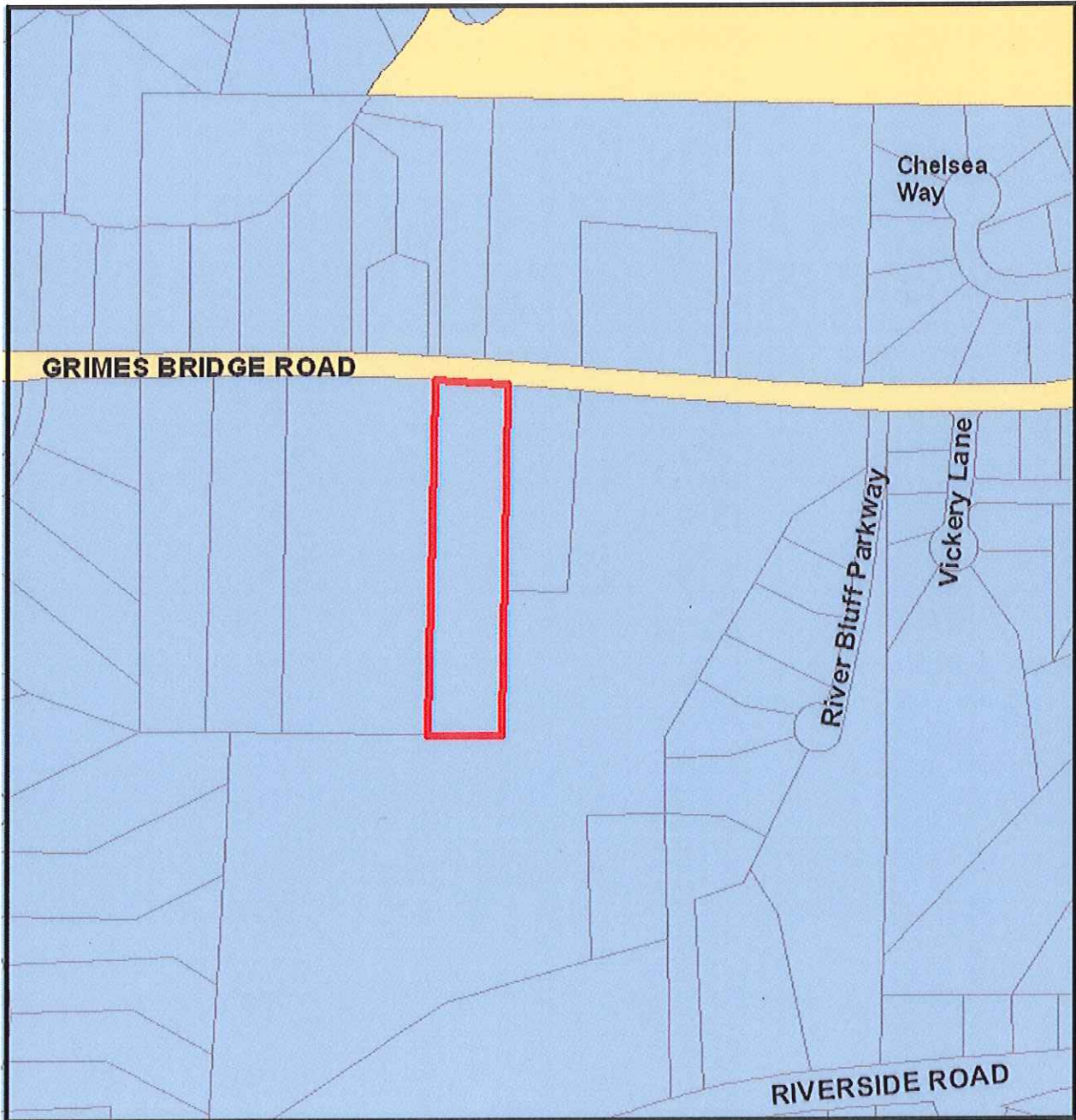


1 in = 300 ft

## Zoning




- 720 Grimes Bridge Road
- O-P - Office - Professional District
- E-1 - Single-Family Suburban Residential District
- R-1 - Single-Family Residential District
- R-2 - Single-Family Residential District
- R-4 - Multi-Family Residential District

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1 in = 300 ft

## Future Development

- |   |                            |
|---|----------------------------|
|  | 720 Grimes Bridge Road     |
| <b>Future Land Use</b>  |                            |
|  | GA 400/Holcomb Bridge Node |
|  | Suburban Residential       |

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View of property



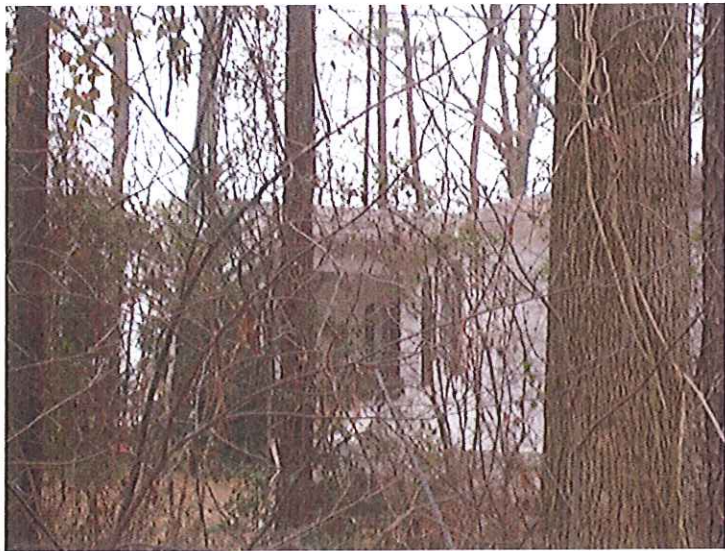
View of property



View of the back of the property



View of the side of the property



View of home to the east



View of property across street



View of property to the west



View of side of property



View of the property



View of the property



View of the property



View of the property



## NOTICE OF PUBLIC HEARING

Petition No: **Conditional Use - CU12-01**  
Petitioner: **The Cottage School**  
Location: **720 Grimes Bridge Rd.**  
Land Lot: **498**  
Request: **Conditional Use request for the purpose of using an existing building for educational space.**

Public Hearings: **Neighborhood Mtg. March 15, 2012**  
**(Room 220) 7:00 p.m.**

**Planning Commission April 17, 2012**  
**(Council Chamber) 7:00 p.m.**

**Mayor & City Council May 14, 2012**  
**(Council Chamber) 7:00 p.m.**

Location: **ROSWELL CITY HALL,**  
**38 HILL STREET, ROSWELL, GA**

**For more information contact the Planning & Zoning Office, 38 Hill St., Ste. G-30, Roswell, GA (770) 641-3704 or [www.roswellgov.com](http://www.roswellgov.com)**

**SITE PLAN ANALYSIS**

The site plan submitted by the applicant shows the existing structure which contains 2,196 square feet of living space according to the Fulton County tax records. The Cottage School plans to have the parking in the main school lot area and not at the house. The driveway at the structure allows for a few parking spaces on the property. The Cottage School has indicated that the plan is to have the young people attending the training to park on the main campus area and walk over to the house for their classes.

**DRB/HPC comments and Design Guidelines**

Not applicable

**LANDSCAPE PLAN ANALYSIS**

Not applicable

**VARIANCE CONSIDERATIONS**

Not applicable

## DEPARTMENT COMMENTS

City of Roswell Environmental  
Department

No comment

City of Roswell Engineering  
Division

- Use should comply with ADA parking and access requirements for this proposed use. Provide site plan showing any revisions necessary for compliance with O.C.G.A 120-3-20.
- Any trail constructed for access from existing parking to facility will be considered impervious surface and will require ARC review and approval as it will be located within the river corridor.
- Home is 282 feet from public right of way and may require a turn around. Contact the Fire Marshal regarding this requirement. Provide site plan showing any revisions necessary for compliance.
- Additional exterior lighting, if necessary shall comply with Chapter 18.2 Outdoor Lighting Regulations. Lighting site plan, standards and details should be provided to the city engineer for approval prior to installation.
- A Fire Hydrant should be located within 500 feet of entire structure. Contact the Fire Marshal regarding this requirement.
- Septic Tank will need to be adequate for proposed use and should be maintained. Contact Fulton County Health Department.
- Provide copy of annual inspection for stormwater ponds, enhanced swales and water quality ponds on premises.

Fiscal Impact

Not applicable

Archaeological

Not applicable

City of Roswell Fire Department

- Plans and permits must be obtained to change the occupancy type from residential to commercial office.
- Plans must show the building to be compliant with the 2000 edition of the Life Safety Code for the intended use.

City of Roswell Transportation  
Department

No comment

Georgia Department of  
Transportation

Not applicable

City of Roswell Arborist &  
Landscape Architect

No comment

## CHRONOLOGICAL LISTING OF PLANS SUBMITTED

Original plans submitted on January 17, 2012.

## STANDARDS OF REVIEW

*1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*

The request from the Cottage School is to use the existing structure for educational office space and training. The Cottage School does back up to this property; however, on the east and west sides of the subject property are homes used for single family.

*2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*

The property on either side of the subject property is used for single family homes. The subject property is owned by the Cottage School and abuts the school on the south and southeastern portions of the property. The request may not adversely affect the existing use of the adjacent properties.

*3. Whether the property to be affected by the zoning proposal may have reasonable economic use as currently zoned.*

The property may have a reasonable economic use as it can be used for residential under the R-1 zoning.

*4. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.*

The conditional use request will not result in a burdensome use of existing streets, transportation facilities, utilities or schools.

*5. Whether the zoning proposal is in conformity with the policies and intent of the 2030 Comprehensive Plan.*

The 2030 Comprehensive Plan indicates suburban residential for this property and schools are allowed in this character area.

*6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

The Cottage School purchased the property to use the structure for educational purposes, and the fact that the school continues to grow in the area gives support for the change of use of this property.

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

The property is zoned R-1 (Single Family Residential) and the property is vacant.

*8. Existing uses and zoning of nearby property. (See page 5).*

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9. *An explanation of the existing value of the property under the existing zoning and/or overlay district classification.*

Not required for a conditional use.

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10. *Whether the property can be used in accordance with the existing regulations.*

Not required for a conditional use.

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11. *The extent to which the property value of the subject property is diminished by the existing zoning district and/or overlay district classification.*

Not required for a conditional use.

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12. *The value of the property under the proposed zoning district and/or overlay district classification.*

Not required for a conditional use.

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

The property is suitable under the R-1 zoning for single family residential uses; however, it is owned by the school and they would like the opportunity to be able to use it for educational opportunities.

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14. *The suitability of the subject property under the proposed zoning district and/or overlay district classification.*

Not required for a conditional use.

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15. *The length of time the property has been vacant or unused as currently zoned.*

Not required for a conditional use.

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16. *A description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district and/or overlay district.*

Not required for a conditional use.

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17. *The possible creation of an isolated zoning district unrelated to adjacent and nearby districts.*

Not required for a conditional use.

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18. *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 residential appearance will remain the same so the character of the area shall remain the same.

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19. *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 proposed conditional use request may not be a deterrent to the value of the adjacent properties.

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

Since there will be no changes to the property, there shall be no impact to the environment.

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21. *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 is for a conditional use which will not change the zoning of the property.



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*22. 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 house will be used for educational training; however, the structure will not be changed so it will keep its residential appearance.

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*23. The amount of undeveloped land in the general area affected which has the same zoning or overlay district classification as the map change requested.*

Not required for a conditional use.