



To: Mayor and City Council

From: Bradford D. Townsend, Planning and Zoning Director

Date: September 25, 2012

Subject: Request for Parkway Village Small Tract (PV12-02)

Bradford D. Townsend

Enclosed please find the request for Parkway Village Small Tract for 90 E Crossville Road. The applicant is requesting small tract status in order to enclose the carport on the house. The applicant also needs a variance to the 40' front streetscape requirements based on the existing location of the structure.

Background

The property received adaptive re-use approval in 2011 to use the existing structure as a salon. The applicant has been through the design review board process for the conversion from a house to a business. The applicant's request to enclose the existing carport would be a change from the administrative approval. Under Section 12.2.12, an adaptive re-use can be approved administratively as long as it meets the following requirements.

- a) No change to the front exterior building elevation
- b) The structure is not expanded beyond an additional 50% of the floor area
- c) All vehicle parking is confined to the rear yard and one side yard
- d) The project is developed in accord with the streetscape requirements
- e) A rear buffer of no less than forty (40) feet

The applicant's request to enclose the carport would be a change to the front exterior building elevation and add 500 square feet for the usable space to the interior of the salon. This requires approval by the Mayor and City Council for small tract status.

Under Section 12.2.10, Non-Single Family- Small Tract Requirement, a non-single family use on a small tract with less than seven (7) acres in size of has less than four hundred feet of road frontage may be developed in accord with the applicable development standards for this chapter, and the following:

- a) A petition by the proposed owner must be filed with the zoning director and presented to the Mayor and City Council for consideration as a small tract use. Petitioners shall present sufficient evidence to the Mayor and City Council to verify that the property is configured in such a manner that it is not physically feasible to combine and develop the small tract of land with abutting property to create a larger tract of land, so that even if a parcel of land seven (7) acres in size with four hundred (400) feet of road frontage cannot be assembled, the resulting assemblage of the tract with abutting property will result in the largest tract feasible to combine; or present a site plan of the proposed improvements and a tree protection plan together with sufficient information

that the development of the tract proposed will result in a better land use than if the small tract were combined with abutting property.

Upon a finding by the Mayor and City Council that the tract cannot feasibly be combined with abutting property to create a larger tract of land, or development of the tract as proposed will result in a better land use than if the small tract were combined with abutting property, the petitioner shall receive approval to develop in accordance with this section subject to reasonable conditions as may be imposed by council, and shall be entitled to develop as a small tract use.

With the request of the variance to the streetscape to allow as is, the property at 90 E Crossville Road complies with the remainder of Section 12.2.10 letters (b) through (g).

The Community Development Department recommends **approval** of the request to small tract status in order to change the front elevation and approval of the variance to the 40' front streetscape due to the location of the existing structure with one condition.

1. The property is developed in accordance with the site plan submitted on August 23, 2012 to the City of Roswell Community Development Department.

Attachments:

Site plan/survey
Elevation drawings
Letter of Intent
Aerial Map
Pictures
Section 12.2.10