

A resolution recommending that the City of Roswell Mayor & City Council grant approval for property located in Land Lot 426 of the 1st District, 2nd Section containing 10.68 acres of the requested conditional use with concurrent variance for parking to allow for a multi-family residential community based on the Groveway Community Hybrid Form-Based Code per Case # CU 20130068 and CV 201300701 located at 188 Norcross Street.

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 April 16, 2013; and

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

WHEREAS: The Planning Commission has reviewed the 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 conditional use request based on Chapter 12, Groveway Community Hybrid Form-Based Code; and

WHEREAS: The Planning Commission has reviewed the conditional use based on the 2030 Comprehensive Plan character area Historic Area Town Center/Downtown; and

NOW THEREFORE, BE IT RESOLVED, The City of Roswell Planning Commission while in session on April 16, 2013 hereby ordains and recommends approval of this said conditional use with a concurrent variance for parking for property at 188 Norcross Street to allow for apartment complex based on the Groveway Community Hybrid Form-Based Code subject to the following conditions.

1. The project shall be developed in accordance with the site plan stamped "Received April 2, 2013 City of Roswell Community Development Department."
2. All existing overhead utilities and all new utilities shall be placed underground at the owner's expense.
3. A combination plat shall be approved and recorded prior to the issuance of the Land Development Permit.

4. All mechanical equipment (HVAC) shall be located on the roofs of the buildings and screened by parapets.
5. All dumpsters on the property shall be screened.
6. The applicant shall construct a 50' eastbound left turn lane with a 50' taper on Norcross Street to turn into the Site Driveway as required by the Roswell Transportation Department.
7. The applicant shall construct a 50' westbound left turn lane with a 50' taper on Norcross Street to turn onto Myrtle Street as required by the Roswell Transportation Department. **This item will be eligible for impact fee credits.**
8. The owner/developer shall dedicate twelve (12) feet of right-of-way on Frazier Street to meet the requirement within the Groveway Community Hybrid Form-Based Code for street width prior to the issuance of the Land Development Permit.
9. The owner/developer shall dedicate sufficient right-of-way on Norcross Street to meet the requirement within the Groveway Community Hybrid Form-Based Code for street width and the required turn lanes prior to the issuance of the Land Development Permit.
10. The owner/developer shall replace the existing concrete sidewalks with brick along the frontages of Frazier and Norcross Streets.

So effective this 16th day of April, 2013.


Cheryl Greenway, Planning Commission Chair