

A resolution recommending that the City of Roswell Mayor & City Council grant approval for property located in Land Lot of the 1st District, 2nd Section containing acres of the requested rezoning with concurrent variances to allow for an 16 single family attached homes per Case # RZ12-09 and CV12-04 located at Chattahoochee Street and Pine 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 February 19, 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 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 Suburban Residential; and

NOW THEREFORE, BE IT RESOLVED, The City of Roswell Planning Commission while in session on February 19, 2013 hereby ordains and recommends approval of this said rezoning with concurrent variances for front setback, for a 25' setback and 20' buffer for lots 1,6,7,8 and 9, and lot coverage increase from 40% to 45 %, but denial of variance for side corner setback on lot 4 for property at Chattahoochee Street and Pine Street to allow for 16 single family attached homes subject to the following conditions.

1. The owner/developer shall develop the property in accordance with the site plan stamped "Received February 8, 2013 City of Roswell Community Development Department."
2. The garages for the homes must be used for cars only. This must be specified in the Home Owner Association Documents.
3. The front of each home must sit at the 5' front setback line.
4. The signage for the development must be located on its own parcel. This must be specified in the Home Owner Association Documents.
5. A preliminary plat for the property shall be required prior to the issuance of a Land Development Permit.

6. A final plat shall be recorded at the completion of each of the separate blocks built.
7. There shall be a 10' no access easement along Pine Street. This shall be shown on the preliminary and final plats.
8. Lots 1,6,7,8, and 9 shall provide a 20' buffer and a 25' setback.
9. Lots 1,2, 3, and 4 shall move 20' to the west to allow for the proper setback and sight distance for lot 4.

So effective this 19th day of February, 2013.

Cheryl Greenway, Planning Commission Chair

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